



Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, February 7, 2022

6:30 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

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1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approval of Common Council Meeting Minutes Dated January 17th, 2022
 - 3.2. Approval of the Accounts Payable Listing Dated February 7th, 2022
 4. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N30 W23383 Green Road Unit E & F (PWC 0913-998-003) for the Purpose of Operating a Dance Studio and Prop Storage and Rental Business as Requested by the Brookfield Center for the Arts [Fuchs]
 5. Discussion and Possible Action Regarding **Ordinance 22-01** Rezoning the Property Located on Duplainville Road (PWC 0868-994) from A-1 Agricultural, A-2 Agricultural, UC Upland Conservancy and F-1 Floodplain to Rs-6 Single-Family Residential, UC Upland Conservancy and F-1 Floodplain as Requested by H & F Properties [Fuchs]
 6. Discussion and Possible Action Regarding a Certified Survey Map for the Property Located on Duplainville Road (PWC 0868-994) for the Purpose of Creating Two New Lots as Requested by H & F Properties [Fuchs]
 7. Discussion and Possible Action Regarding **Ordinance 22-02** Rezoning the Property Located at N8 W27947 Northview Road (PWC 0982-997) from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots as Requested by Michael Baenen / Ba(en)2 Acres [Fuchs]
 8. Discussion and Possible Action Regarding a Certified Survey Map for the Property Located at N8 W27947 Northview Road (PWC 0982-997) for the Purpose of Dividing the Property Into Two Lots and One Outlot as Requested by Michael Baenen / Ba(en)2 Acres, LLC [Fuchs]
 9. Discussion and Possible Action Regarding a Certified Survey Map for the Property Located at N8 W27947 Northview Road (PWC 0982-997) for the Purpose of Creating Four Lots for a Single-Family Home Development as Requested by Michael Baenen / Ba(en)2 Acres [Fuchs]

10. Discussion and Possible Action to Establish the 2022 Residential Paving Assessment Cap at \$3,005.00 Per Parcel / Home [Wagner]
11. Discussion and Possible Action Regarding the Meadowbrook Farms Phase 2 Subdivision Road Rehabilitation and Related Improvements [Wagner]
 - 11.1 Preliminary **Resolution 22-02-01** Declaring Intent to Exercise Special Assessment Powers Authorizing the Construction of Meadowbrook Farms Phase 2 Subdivision Repaving and Related Facilities Under Section 66.0703 Wisconsin Statutes
 - 11.2 Comfort **Resolution 22-02-02** Declaring Official Intent to Reimburse Expenditures
12. Discussion and Possible Action Regarding the Town of Lisbon Water Service request [Wagner]
13. Discussion and Possible Action to Issue a Temporary Wine Permit to Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road to Hold a Pot Luck Dinner with Wine & Chocolate Pairing on Saturday, February 12, 2022 [Tarczewski]
14. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
15. Adjournment

Kelly Tarczewski
Clerk/Treasurer

February 3, 2022

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: February 7, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Common Council Meeting Minutes Dated January 17th, 2022

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 1.17.2022

In attendance:

Aldermen I. Clark, B. Dziwulski, R. Grosch, P. Vetterkind, and J. Wamser. Alderwoman C. Brown was absent and excused.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, and Clerk/Treasurer K. Tarczewski via Zoom.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:30 p.m. and requested everyone stand for the Pledge of Allegiance.

2. Public Comment – None.

3. Consent Agenda

- 3.1. Approve Common Council Meeting Minutes Dated December 6th, 2021
- 3.2. Approve Common Council Meeting Minutes Dated December 20th, 2021
- 3.3. Approve Accounts Payable Listing Dated January 17th, 2022

Mr. Dziwulski requested that Item 3.2 be removed.

A motion was made and seconded (I. Clark, R. Grosch) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against.

3.2. Approve Common Council Meeting Minutes Dated December 20th, 2021.

Mr. Dziwulski noted that Jeff Kara's name was on the meeting minutes and needed to be corrected to Phil Vetterkind.

A motion was made and seconded (B. Dziwulski, R. Grosch) to approve consent agenda item 3.2 with corrections. Motion Passed: 5-For, 0-Against.

4. Discussion and Possible Action to Approve the First Reduction of Swan View Farms Phase 2 Letter of Credit from \$2,675,786.10 to \$575,551.35 (Reduction of \$2,100,234.75)

Ms. Wagner stated construction for Phase 2 has been completed through the binder. She noted this would reduce the letter of credit down to surface course and the remaining restoration that needs to be completed, as well as ensuring that utilities will be installed. Ms. Wagner noted this is the project the City gave approval to start building without electricity and cable installed. Ms. Wagner recommended the reduction in the letter of credit.

A motion was made and seconded (J. Wamser, I. Clark) to approve the first reduction of the Swan View Farms Phase 2 Letter of Credit from \$2,675,786.10 to \$575,551.35. Motion Passed: 5-For, 0-Against.

5. Public Comment - None.

6. Closed Session – You are hereby notified that the Common Council and staff of the City of

Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically related to Spring Creek Church.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

A motion was made and seconded (P. Vetterkind, R. Grosch) to go into closed session at 6:37 p.m. Motion Passed: 5- For, 0-Against via roll call vote.

7. Adjournment

A motion was made and seconded (J. Wamser, I. Clark) to adjourn the meeting at 7:26 p.m.
Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.**

DATE: February 7, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Accounts Payable Listing Dated February 7th, 2022

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 2.7.2022

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
01/14/2022	612 (E)	WI DEPT OF REVENUE/SALES TAX		26.43
01/14/2022	614 (E)	DIVERSIFIED BENEFIT SERVICES, INC.		223.76
01/14/2022	618 (E)	GREAT WEST TRUST - WDC		4,660.00
01/19/2022	620 (E)	DELTA DENTAL		1,030.20
01/22/2022	621 (E)	DIVERSIFIED BENEFIT SERVICES, INC.		725.18
01/22/2022	622 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	962.05
01/31/2022	625 (E)	WISCONSIN RETIREMENT SYSTEM		114,908.50
02/02/2022	626 (E)	WE ENERGIES	GROUP BILL 0706454789-00054	18,683.26
01/28/2022	627 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	172.81
01/28/2022	628 (E)	DIVERSIFIED BENEFIT SERVICES, INC.		6,278.83
01/24/2022	629 (E)	DELTA DENTAL		380.64
01/28/2022	630 (E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	2,928.00
			DEF COMP - ROTH 457	1,985.00
				4,913.00
01/29/2022	634 (E)	LEASING SERVICES		324.00
01/21/2022	635 (E)	ADP, LLC	IT - SOFTWARE MAINTENANCE & UPDATES	1,438.80
01/28/2022	636 (E)	LEASING SERVICES		0.00
01/24/2022	637 (E)	AT&T	SCADA	239.01
01/21/2022	640 (E)	ADP, LLC		344.09
02/01/2022	642 (E)	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	70.10
			BENEFITS - LIFE INSURANCE	37.74
			COURT - LIFE INSURANCE	12.16
			ADMINISTRATOR - LIFE INSURANCE	9.28
			CLERK/TREASURER - LIFE INSURANCE	67.20
			EMPLOYEE SERVICES - LIFE INSURANCE	20.00
			IT - LIFE INSURANCE	17.60
			ASSESSOR - LIFE INSURANCE	32.16
			POLICE - LIFE INSURANCE	8.32
			FIRE ADMINISTRATION - LIFE INSURANCE	63.68
			FIRE PROTECTIVE SERVICES - LIFE INSURANC	465.92
			BUILDING SERVICES - LIFE INSURANCE	35.20
			HIGHWAY - LIFE INSURANCE	138.55
			ENGINEERING - LIFE INSURANCE	90.88
			PARKS - LIFE INSURANCE	22.88
			RECREATION PROGRAM - LIFE INSURANCE	31.20
			PLANNER - LIFE INSURANCE	20.32
			BENEFITS - DISABILITY INSURANCE	107.52
			BENEFITS - DISABILITY INSURANCE	57.89
			DISABILITY INSURANCE	1,572.95
			LTD - FIRE UNION	613.39
			COURT - DISABILITY INSURANCE	18.15
			ADMINISTRATOR - DISABILITY INSURANCE	27.79
			CLERK/TREASURER - DISABILITY INSURANCE	102.46
			EMPLOYEE SERVICES - DISABILITY INSURANCE	27.79
			IT - DISABILITY INSURANCE	28.52
			ASSESSOR - DISABILITY INSURANCE	50.70
			POLICE - DISABILITY INSURANCE	11.33
			FIRE ADMINISTRATION - DISABILITY INSURAN	83.37
			FIRE PROTECTIVE SERVICES - DISABILITY IN	111.93
			BUILDING SERVICES - DISABILITY INSURANCE	52.02
			HIGHWAY - DISABILITY INSURANCE	217.62
			ENGINEERING - DISABILITY INSURANCE	133.73
			PARKS - DISABILITY INSURANCE	33.92
			RECREATION PROGRAM - DISABILITY INSURANC	48.74

Check Date	Check	Vendor Name	Description	Amount
			PLANNER - DISABILITY INSURANCE	27.79
			VOLUNTARY LIFE	874.40
				<u>5,345.20</u>
01/18/2022	645(E)	LEASING SERVICES		52.00
				<u>52.00</u>
				104.00
01/20/2022	647(E)	ASSOCIATED TRUST	SAVINGS - ASSOCIATED BANK (HRA)	30,000.00
01/14/2022	133878	ARROWHEAD SCHOOL DISTRICT	JANUARY SETTLEMENT 2021 TAX ROLL	13,825.61
01/14/2022	133879	BOND TRUST SERVICES CORP	69301-PA	400.00
01/14/2022	133880	DIVERSIFIED BENEFIT SERVICES, INC.	HRA ANNUAL RENEWAL & JANUARY FEES	510.46
01/14/2022	133881	HAMILTON SCHOOL DISTRICT	JANUARY SETTLEMENT 2021 TAX ROLL	455,255.68
01/14/2022	133882	PEWAUKEE SCHOOL DISTRICT	JANUARY SETTLEMENT 2021 TAX ROLL	9,009,289.67
01/14/2022	133883	RICHMOND SCHOOL DISTRICT	JANUARY SETTLEMENT 2021 TAX ROLL	26,971.82
01/14/2022	133884	SCHWAAB, INC	CT STAMP	82.00
01/14/2022	133885	WAUKESHA CO TECHNICAL COLLEGE	JANUARY SETTLEMENT 2021 TAX ROLL	556,637.18
01/14/2022	133886	WAUKESHA CO TREASURER	JANUARY SETTLEMENT 2021 TAX ROLL	3,103,000.77
01/14/2022	133887	WAUKESHA COUNTY CLERK	2021 DOG LICENSES	4,052.50
01/14/2022	133888	WAUKESHA SCHOOL DISTRICT	JANUARY SETTLEMENT 2021 TAX ROLL	5,750,273.43
01/20/2022	133889	RANDY SHERVEY	FD TRAINING	0.00
01/20/2022	133890	ACCURATE GRAPHICS INC	FD GRAPHICS	702.00
01/20/2022	133891	AECOM TECHNICAL SERVICES, INC	ENG STORMWATER MGMT PLAN REVIEW	2,986.02
			ENG EMERALD LANE FLOOD ANALYSIS	596.79
				<u>3,582.81</u>
01/20/2022	133892	AIR ONE EQUIPMENT	FD BRACKETS AND PLATES	319.75
			FD EYESHIELDS	295.00
			FD HELMET	955.00
			FD SCBA REPAIR	194.85
			FD SOLUTION	94.00
				<u>1,858.60</u>
01/20/2022	133893	AIRGAS USA	FD OXYGEN	188.30
			FD OXYGEN	157.87
			FD OXYGEN	128.19
			FD OXYGEN	114.92
			FD OXYGEN	80.99
			FD OXYGEN	80.99
				<u>751.26</u>
01/20/2022	133894	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	80.85
01/20/2022	133895	ALPHA OMEGA CLEANING, INC.	P&R STRIP VINYL APPLY ACRYLIC	1,036.00
01/20/2022	133896	AMERICAN WATER WORKS	2022 MEMBERSHIP DUES	406.00
01/20/2022	133897	ASSOCIATED TRUST	HR HRA TRUST FEE	2,500.00
01/20/2022	133898	AT&T CAROL STREAM IL	CH PHONE	105.34
01/20/2022	133899	AT&T MOBILITY	FD AIR CARDS	321.04
01/20/2022	133900	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	88.40
			HWY UNIFORMS	93.30
			HWY UNIFORMS	88.40
				<u>270.10</u>
01/20/2022	133901	AUSTIN KAATZ	17572 UMS REFUND	160.48
01/20/2022	133902	B.A.T.I.	IT SERVICE VISIT	766.16

Check Date	Check	Vendor Name	Description	Amount
01/20/2022	133903	BADGER METER	SW BEACON SERVICES	245.64
01/20/2022	133904	BEVERLY LANGERUD	2021 PROPERTY TAX REFUND	725.75
01/20/2022	133905	BOUCHER CHEVROLET	FD REPAIRS	89.98
			FD REPAIRS	306.54
			FD INFLATOR	84.98
			FD OIL	69.99
				<u>551.49</u>
01/20/2022	133906	BREDAN MECHANICAL SYSTEMS	IT LIEBERT UNIT REPAIRS	2,445.50
01/20/2022	133907	BRIAN & CECILIA LANG	2021 PROPERTY TAX REFUND	372.50
01/20/2022	133908	BROOKFIELD, TOWN OF	SW SEWER	1,250.25
01/20/2022	133909	BRYAN DAVIS	CRT RESTITUTION	2,525.00
01/20/2022	133910	BUELOW VETTER BUIKEMA OLSON & VLIET	LEGAL FEES	180.00
01/20/2022	133911	CESA 10	HR MSDS ONLINE FOR GOVT CUSTOMERS	1,500.00
01/20/2022	133912	CHAD GRUETT	2021 PROPERTY TAX REFUND	88.26
01/20/2022	133913	CHRISTINE TAYLOR	2021 PROPERTY TAX REFUND	603.94
01/20/2022	133914	COMPASS MINERAL	HWY SAND AND SALT	36,238.93
01/20/2022	133915	CONLEY MEDIA	PUBLICATION FEES	374.76
			PUBLICATION FEES	359.67
				<u>734.43</u>
01/20/2022	133916	CONWAY SHIELD	FD UNIFORM	13,334.60
			FD UNIFORM	440.00
				<u>13,774.60</u>
01/20/2022	133917	COREY OIL	HWY CLEAR DIESEL	2,178.30
			HWY UNLEADED GASOLINE	697.32
			HWY CLEAR DIESEL	1,838.55
			HWY UNLEADED GASOLINE	383.50
				<u>5,097.67</u>
01/20/2022	133918	CUMMINS SALES & SERVICE	SW OIL AND FILTERS GENERATOR	1,526.18
01/20/2022	133919	DAN FEITER	BOOT REIMBURSEMENT	221.55
01/20/2022	133920	DAVID & KAREN SCHMID	2021 PROPERTY TAX REFUND	3,300.37
01/20/2022	133921	DIGITAL OFFICE SOLUTIONS	BLD XEROX METER CHGS	36.63
01/20/2022	133922	DIVERSIFIED BENEFIT SERVICES, INC.	COBRA OPEN ENROLLMENT	100.00
			JANUARY FLEX ADMIN	443.70
				<u>543.70</u>
01/20/2022	133923	DORNER VALVES & AUTOMATION	SW GASKET	20.00
01/20/2022	133924	EAGLE ENGRAVING	FD ENGRAVING	43.40
01/20/2022	133925	ELEVITY	IT SCALE ANNUAL RENEWAL	9,702.00
			IT SOFTWARE MAINTENANCE	4,444.50
				<u>14,146.50</u>
01/20/2022	133926	ELLIOTT ACE HARDWARE	IT POWER STRIP	43.98
			IT HUMIDIFIER	109.99
			SW FASTENERS	0.30
			SW GLOVES	18.99
			SW HARDWARE	507.72
			SW GLOVES	18.99
				<u>18.99</u>

Check Date	Check	Vendor Name	Description	Amount
				699.97
01/20/2022	133927	FIRE SERVICE INC	FD SERVICE ENGINE	1,350.00
01/20/2022	133928	GALLS	FD UNIFORMS	119.06
			FD UNIFORMS	72.36
				191.42
01/20/2022	133929	GRAINGER	FD RELAY SPDT	46.02
01/20/2022	133930	HAWKINS, INC.	SW TUBING	818.51
01/20/2022	133931	HUMPHREY SERVICE PARTS, INC	HWY FILTERS	69.14
			HWY FILTER	16.22
			P&R FILTER	8.96
				94.32
01/20/2022	133932	HURD, AMI	MILEAGE REIMBURSEMENT	15.68
			CT MILEAGE REIMBURSEMENT	16.24
				31.92
01/20/2022	133933	HYDROCORP	SW CROSS CONNECTION	1,171.00
01/20/2022	133934	J&L TIRE AND SERVICE CENTER	FD TIRES	8,094.68
01/20/2022	133935	JACOBUS ENERGY LLC	SW ULSD DYED	666.30
01/20/2022	133936	JANET JOHNSON	2021 PROPERTY TAX REFUND	68.57
01/20/2022	133937	JENSEN EQUIPMENT	HWY HARD HAT	79.88
			FD SAW BLADE	19.87
			FD RESCUE SAW	152.97
				252.72
01/20/2022	133938	JOHN'S DISPOSAL SERVICE	YARD WASTE STICKERS	202.50
			ENG GARBAGE	52,174.54
			ENG DEC LANDFILL CHGS	16,656.78
				69,033.82
01/20/2022	133939	JX ENTERPRISES, INC.	HWY CLAMP AND FITTING	21.97
			HWY PIGGYBACK LONG STROKE	115.98
				137.95
01/20/2022	133940	KEN WEBER TRUCK SERVICE	FD FLATBED	125.00
01/20/2022	133941	KINGS WAY HOMES	BLD 190074 EROSION BOND REFUND	2,000.00
01/20/2022	133942	KNOX COMPANY	FD TELEPHONE	524.00
01/20/2022	133943	KURT & ANGELA WOELFFER	2021 PROPERTY TAX REFUND	1,072.70
01/20/2022	133944	LAFARGE AGGREGATES ILLINOIS, INC.	HWY STONE	51.50
01/20/2022	133945	LAKE COUNTRY CONSERVATIONISTS	P&R SOLAR AERATION SYSTEM INSTALL	8,170.30
01/20/2022	133946	LAKE PEWAUKEE SANITARY DISTRICT	SW SEWER QTR 4	127,620.00
01/20/2022	133947	LANGE ENTERPRISES, INC	HWY ROAD SIGN	185.19
01/20/2022	133948	LANNON STONE PRODUCTS	DPW BUILDING	23,543.26
			DPW BUILDING	23,718.62
			DPW BUILDING	28,601.10
				75,862.98
01/20/2022	133949	LEAGUE OF WI MUNICIPALITIES	2022 MEMBERSHIP	8,184.75

Check Date	Check	Vendor Name	Description	Amount
01/20/2022	133950	LIFE-ASSIST INC	FD SAFETY RESTOCK	785.42
			FD ISOLATION GOWN	289.50
			FD SAFETY RESTOCK	505.89
			FD SAFETY RESTOCK	42.70
			FD SAFETY RESTOCK	2,056.13
			FD FLUIDSHIELD	336.00
			FD NASAL CANNULA	15.24
				4,030.88
01/20/2022	133951	LINCOLN CONTRACTORS	HWY MIXER PNTL	0.00 V
01/20/2022	133952	M&E TREE SERVICE LLC	HWY TREE SERVICE	2,400.00
01/20/2022	133953	MARIANNE HILTUNEN	2021 MILEAGE REIMBURSEMENT	243.04
01/20/2022	133954	MATHEW & SCHLENA JONES	2021 PROPERTY TAX REFUND	1,588.11
01/20/2022	133955	MATRIX TRUST COMPANY	LOAN REPAYMENT	50.00
			LOAN REPAYMENT PD 12/17/21	50.00
			LOAN REPAYMENT PD 12-31-21	50.00
				150.00
01/20/2022	133956	MENARDS	HWY PATCH CEMENT, BONDING ADDITIVE	26.31
			SW HOOKS	18.36
			SW WINDSHIELD WASH	13.14
			SW TORCH KIT	39.07
			SW WASH WAX	10.86
			P&R SUPPLIES FOR BUILDING MAINT	104.45
			P&R BATTERIES, SNOW BRUSH	267.46
			P&R BATTERIES	120.49
			P&R DINNERWARE SET	44.97
			P&R BATTERY RECYCLING	(20.00)
				625.11
01/20/2022	133957	MOTOROLA	FD AUDIO ACCESSORY	5,008.78
			FD APX 8000	69,159.80
			FD BATT IMPRES	2,567.00
				76,735.58
01/20/2022	133958	MUNICIPAL LAW & LITIGATION GROUP S.	LEGAL FEES	13,939.10
01/20/2022	133959	MUNICIPAL PROPERTY INSURANCE	2022 COVERAGE POLICY #5000064	55,430.00
01/20/2022	133960	NANCY LINCK	2021 PROPERTY TAX REFUND	293.85
01/20/2022	133961	NATIONWIDE RETIREMENT SOLUTIONS	RETIREMENT PD 1-14-22	1,909.09
01/20/2022	133962	NORTHERN LAKE SERVICE, INC	SW WATER TESTING	21.00
			SW WATER TESTING	292.40
			SW WATER TESTING	84.00
			SW WATER TESTING	21.00
			SW WATER TESTING	63.00
			SW WATER TESTING	84.00
				565.40
01/20/2022	133963	OFFICE COPYING EQUIPMENT, LTD	CRT SHARP MX 3571 CONTRACT	24.15
			FD SHARP MX 3070N CONTRACT	21.77
			ENG SHARP MX 4070N CONTRACT	673.66
				719.58
01/20/2022	133964	OFFICE DEPOT	CT TONER	206.30

Check Date	Check	Vendor Name	Description	Amount
			P&R PLANNER	35.64
				241.94
01/20/2022	133965	PARKITECTURE & PLANNING	P&R PLAYSCAPE CONCEPTS	1,228.00
01/20/2022	133966	PAYNE & DOLAN	PMT 1 MEADOWBROOK FARMS	346,884.88
			FINAL PMT BLUEMOUND INDUSTRIAL PARK	17,981.08
				364,865.96
01/20/2022	133967	PITNEY BOWES GLOBAL	SW METER SERVICE	654.00
01/20/2022	133968	POLY-TECH AMERICA LLC	FD TILT MOUNT	1,567.30
01/20/2022	133969	POMP'S TIRE SERVICE, INC.	P&R TIRES	647.72
01/20/2022	133970	PREMIUM WATERS, INC	CRT WATER	67.19
			HWY WATER	45.00
				112.19
01/20/2022	133971	PROHEALTH CARE MEDICAL ASSOCIATES	HR EXAMS	80.00
			HR EXAMS	959.00
			HR EXAMS	1,215.00
			HR EXAMS	65.00
			HR EXAMS	50.00
				2,369.00
01/20/2022	133972	R.A. SMITH & ASSOC., INC.	SW SWAN VIEW LIFT INSPECTION	1,892.00
01/20/2022	133973	ROTROFF JEANSON & CO.	CT AUDIT SERVICES	3,532.00
01/20/2022	133974	RUEKERT & MIELKE, INC.	ENG WOODLEAF PH 4	574.80
			ENG WOODLEAF PH 5 EROSION	513.80
			ENG DESIGN AND BIDDING SHADY LANE	3,356.25
			ENG OAK AND PENINSULA CONSTRUCTION	2,804.90
			ENG LAKEWOOD BAPTIST CHURCH CONSTRUCTION	572.00
			ENG PAUL ROAD CONSTRUCTION	2,970.60
			ENG KLEIN DICKERT EROSION CONTROL	109.80
			ENG KINDERCARE EROSION CONTROL	109.80
			ENG SWAN VIEW CONSTRUCTION	708.80
			ENG SWAN VIEW CONSTRUCTION	14,604.10
			ENG GLEN AT PARKWAY RIDGE CONSTRUCTION	575.40
			ENG JOSEPH RD CONSTRUCTION	1,018.00
			ENG ZIGNEGO CONSTRUCTION	520.80
			ENG MEADOWBROOK FARMS CONSTRUCTION	100.50
			ENG PEWAUKEE SOUTH INDUSTRIAL CONSTRUCTI	467.40
			ENG THE WATERS CONSTRUCTION REVIEW	521.40
			ENG GREENLAND CONSTRUCTION	548.40
			ENG ROUNDY CIR CONSTRUCTION	493.80
			ENG CENTURY FENCE CONSTRUCTION	246.60
			ENG MEADOWBROOK DESIGN	1,341.75
			SW NORTH AVE PUMP STATION	1,930.00
			SW DEER HAVEN WELL	76.50
			SW WELL STATION 5	1,151.00
				35,316.40
01/20/2022	133975	SCHOOL DISTRICT OF MENOMONEE FALLS	P&R CLASSES	198.00
01/20/2022	133976	SHAWNS DEER PICK UP	HWY DEER PICKUP	425.10
01/20/2022	133977	SOFT WATER, INC.	FD SOLAR SALT	8.93
			FD SOLAR SALT	35.70
				44.63

Check Date	Check	Vendor Name	Description	Amount
01/20/2022	133978	ST. BARTHOLOMEW'S EPISCOPAL CHURCH	P&R FACILITY RENTAL FEES	425.00
01/20/2022	133979	STACI JOERS	P&R GRANDMAS CHRISTMAS CLASS	342.00
01/20/2022	133980	STATE OF WI COURT FINES & ASSMTS	CRT STATES SHARE OF COURT COSTS AND ASSE	5,132.32
01/20/2022	133981	TEDD JACOBSON	2021 PROPERTY TAX REFUND	10.15
01/20/2022	133982	TOM CASANOVA	2021 PROPERTY TAX REFUND	302.83
01/20/2022	133983	TOMASI & CHRISTINA BINAGI	2021 PROPERTY TAX REFUND	172.74
01/20/2022	133984	TROY & DIANA KRIEGER	2021 PROPERTY TAX REFUND	609.36
01/20/2022	133985	TYRE & CHILDS PUBLIC SAFETY CONSULT	HR NEW HIRE EVAL	1,000.00
01/20/2022	133986	VENKATA GANGAVARAPU	2021 PROPERTY TAX REFUND	61.41
01/20/2022	133987	VERIZON	FD TELEPHONE	21.06
			FD TELEPHONE	125.83
			SW TELEPHONE	333.25
				480.14
01/20/2022	133988	VILLAGE OF PEWAUKEE	P&R INCOME SPLIT - DEC 2021	1,736.87
			DEC 2021 LIFEQUEST COLLECTIONS FOR VILLA	24,865.28
			P&R UTILITY	300.77
			P&R UTILITIES	95.38
			BLD DEC BUILDING PERMITS	2,322.77
				29,321.07
01/20/2022	133989	WASTE MANAGEMENT	HWY RECYCLING	3,990.14
01/20/2022	133990	WATER REMEDIATION TECHNOLOGY	SW BASE TREATMENT CHG	3,812.88
01/20/2022	133991	WAUKESHA CO TECHNICAL COLLEGE	FD TRAINING	124.00
01/20/2022	133992	WAUKESHA CO TREASURER	CRT COUNTY JAIL ASSESSMENTS & DRIVER IMP	1,557.60
01/20/2022	133993	WAUKESHA WATER UTILITY	SW SEWER SERVICE CHG	21,047.52
01/20/2022	133994	WELLS FARGO REAL ESTATE TAX SERVICE	2021 PROPERTY TAX REFUND	3,704.72
01/20/2022	133995	WI MUNICIPAL COURT CLERKS ASSOC.	CRT COURT CLERKS ASSOCIATION DUES	90.00
01/20/2022	133996	WISCONSIN DEPARTMENT OF	HR EXAMS	281.00
01/20/2022	133997	WISCONSIN EMERGENCY MANAGEMENT	FD CHEMICALS PRESENT IN 2021	205.00
01/20/2022	133998	WISCONSIN RURAL WATER ASSOC.	SW SYSTEM MEMBERSHIP RENEWAL	615.00
01/20/2022	133999	WOLF CONSTRUCTION COMPANY	PAYMENT 3 - PAUL ROAD RECONSTRUCTION	23,576.15
01/20/2022	134000	XEROX CORPORATION	SW XEROX USAGE	809.39
01/20/2022	134001	YUJIAO TAO	2021 PROPERTY TAX REFUND	53.38
01/20/2022	134002	VILLAGE OF PEWAUKEE	JOINT LIBRARY JAN 2022	70,049.25
			JOINT LIBRARY FEB 2022	70,049.25
				140,098.50
01/27/2022	134003	ADP SCREENING & SELECTION SERVICES	HR EXAMS	28.00
01/27/2022	134004	AIR ONE EQUIPMENT	HWY MAJESTIC ULTRA CARBON	149.00
01/27/2022	134005	AMERICAN LITHO	P&R WINTER/SPRING 2022	5,057.00
01/27/2022	134006	APEX SOFTWARE	IT ASSESSOR SKETCHING SOFTWARE	1,175.00
01/27/2022	134007	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	88.40
			HWY UNIFORMS	88.40
				176.80
01/27/2022	134008	AUTO ZONE	FD WAX	47.40
			FD CABIN AIR FILTER	38.18
			FD MIRROR	6.04
				91.62
01/27/2022	134009	BARTLETT, SCOTT	2022 BOOT REIMBURSEMENT	199.45
01/27/2022	134010	BRIAN ANDERSON	2022 BOOT REIMBURSEMENT	325.00

Check Date	Check	Vendor Name	Description	Amount
01/27/2022	134011	BURKE TRUCK & EQUIPMENT	HWY #19 FLOW TRUCK REPLACEMENT SETUP HWY EQUIP MAINT AND REPAIR HWY SENSOR HWY SENSOR, SHACKLE	55,762.50 4,878.15 128.63 746.00 <u>61,515.28</u>
01/27/2022	134012	CARDINAL FABRICATING CORPORATION	DPW BUILDING	165,000.00
01/27/2022	134013	CARMELO & CAROL PUGLISI	2021 PROPERTY TAX REFUND	335.27
01/27/2022	134014	CHALLENGE ISLAND GREATER MILWAUKEE	P&R FIELD TRIP	447.20
01/27/2022	134015	CHRISTOPHER & JESSICA KRAFT	2021 PROPERTY TAX REFUND	5,546.20
01/27/2022	134016	CINTAS	HWY SAFETY RESTOCK	159.16
01/27/2022	134017	CITY OF WAUKESHA TREASURER	FD TECHNICAL RESCUE FD TECHNICAL RESCUE	3,294.00 5,577.00 <u>8,871.00</u>
01/27/2022	134018	COMMUNICATIONS ENGINEERING CO	FD REPAIRS	260.00
01/27/2022	134019	COMPASS MINERAL	HWY SAND AND SALT	3,228.40
01/27/2022	134020	CONWAY SHIELD	FD UNIFORMS	147.00
01/27/2022	134021	COREY OIL	HWY DEF HWY CLEAR DIESEL HWY UNLEAD GASOLINE HWY UNLEADED GASOLINE	329.05 2,773.24 289.17 549.22 <u>3,940.68</u>
01/27/2022	134022	COSTAR	ASR SUBSCRIPTION	5,048.11
01/27/2022	134023	CUTNGO	P&R REMOVE TREES P&R TREE REMOVAL	3,000.00 6,000.00 <u>9,000.00</u>
01/27/2022	134024	DAN PLAUTZ CLEANING SERVICE	HR CLEANING	2,873.00
01/27/2022	134025	DIGITAL OFFICE SOLUTIONS	BLD XEROX CHGS	25.30
01/27/2022	134026	ELLIOTT ACE HARDWARE	HWY V-BELT	15.18
01/27/2022	134027	FABCON PRECAST, LLC	DPW BUILDING	487,440.00
01/27/2022	134028	FIRE SERVICE INC	FD REPAIRS	574.40
01/27/2022	134029	GALLS	FD CLOTHING FD CLOTHING	58.19 251.28 <u>309.47</u>
01/27/2022	134030	GRAINGER	SW GLOVES	17.33
01/27/2022	134031	HAWKINS, INC.	SW CHEMICALS SW CHEMICALS	3,710.52 2,486.74 <u>6,197.26</u>
01/27/2022	134032	HEARTLAND BUSINESS SYSTEMS	IT NETWORK MONITORING SUPPORT	92.00
01/27/2022	134033	HOMEPOINT FINANCIAL CORPORATION	2021 PROPERTY TAX REFUND	2,480.00
01/27/2022	134034	HOMESALE REALTY, INC	UMS REFUND 10895	761.39
01/27/2022	134035	HUMPHREY SERVICE PARTS, INC	SW FILTER HWY EQUIP REPAIRS HWY HUB CAP HWY CLAMPS HWY HEAD LIGHT HWY WIX CORRUGATED STYLE HWY PARTS	9.58 685.21 35.94 35.90 135.00 95.38 63.40

Check Date	Check	Vendor Name	Description	Amount
				1,060.41
01/27/2022	134036	IS OUTFITTERS	IT CH NETWORK CORE SWITCHES	18,027.01
01/27/2022	134037	J&L TIRE AND SERVICE CENTER	FD VEHICLE REPAIRS	569.50
01/27/2022	134038	JAMES & COLLEEN FITZPATRIC SHEENY	2021 PROPERTY TAX REFUND	5,049.95
01/27/2022	134039	JENSEN EQUIPMENT	SW DRILL SET	79.46
			HWY PROPANE	44.80
			P&R EQUIP REPAIRS	133.24
			P&R NEW HEDGE TRIMMER	379.95
				637.45
01/27/2022	134040	JESSICA KINSEY	2021 PROPERTY TAX REFUND - REISSUE	111.69
01/27/2022	134041	JOSEPH & CHRISTINA ULM	2021 PROPERTY TAX REFUND	319.42
01/27/2022	134042	JUSTIN & KATHERINE KOWALSKI	2021 PROPERTY TAX REFUND	654.95
01/27/2022	134043	JX ENTERPRISES, INC.	HWY EQUIP REPAIR	452.28
			HWY EQUIP REPAIR	966.61
			HWY PARTS	413.57
			HWY PARTS	48.78
			HWY PARTS	269.98
				2,151.22
01/27/2022	134044	KAEREK HOMES INC	BLD 210300 OCCUPANCY BOND REFUND	500.00
01/27/2022	134045	KINGS WAY HOMES	BLD 210106 OCCUPANCY BOND REFUND	500.00
01/27/2022	134046	KNOX COMPANY	FD KEYSECURE AND MOUNTING BRACKET	1,047.00
01/27/2022	134047	KORNDORFER HOMES	BLD 201239 OCCUPANCY BOND REFUND	500.00
			BLD 210820 OCCUPANCY BOND REFUND	500.00
				1,000.00
01/27/2022	134048	LAKELAND SUPPLY, INC.	P&R TOWEL & TISSUE	704.25
01/27/2022	134049	LANGE ENTERPRISES, INC	HWY TRAFFIC CONES	387.00
			BLD TILES	386.65
				773.65
01/27/2022	134050	LIFE-ASSIST INC	FD SAFETY RESTOCK	479.34
01/27/2022	134051	MARK & ALLISON DOWNING	2021 PROPERTY TAX REFUND	901.88
01/27/2022	134052	MATTHEW & NANCY RECH	2021 PROPERTY TAX REFUND	5,905.57
01/27/2022	134053	MENARDS	SW COPPER ELBOW, TOOL, COUPLING	24.51
			SW POU ELECTRIC	359.00
			SW WRENCH, SLEVE ANCHORS, COUPLING	90.91
			SW BLADES	21.24
			HWY BROOM, DEGREASER, GLOVES	78.83
			P&R BOLTS, COIL, SHACKLE SPA	37.08
			P&R FLR MAT	73.98
			P&R PRESSURE WASHER	1,399.00
			P&R CLEANER/TOOLS	210.58
			P&R TOILET SEATS	162.90
			P&R BATHROOM PAINT	97.64
			P&R CLEANER	15.96
				2,571.63
01/27/2022	134054	MILLER-BRADFORD & RISBERG, INC	HWY BUMPER	52.75
01/27/2022	134055	MILWAUKEE SPRING & ALIGNMENT	HWY SPRING, ROLLER KIT, BOLTS	714.84
01/27/2022	134056	MOTION & CONTROL ENTERPRISES LLC	HWY FITTING ASSY	735.21

Check Date	Check	Vendor Name	Description	Amount
			HWY STR THR W/O-RING	37.31
			HWY STR THR W/ORING	63.96
				836.48
01/27/2022	134057	NATIONAL FIRE PROTECTION ASSOC	FD AUTOMATIC SPRINKLER HANDLING	185.40
01/27/2022	134058	NATIONWIDE RETIREMENT SOLUTIONS	RETIREMENT PAYDATE 1/28/22	1,909.09
01/27/2022	134059	OFFICE DEPOT	BLD OFFICE SUPPLIES	41.10
			P&R PAPER	39.57
			BLD OFFICE SUPPLIES	26.74
				107.41
01/27/2022	134060	OSCAR DIAZ & LILLIAN BATISTA	2021 PROPERTY TAX REFUND	2,807.89
01/27/2022	134061	PENNYMAC	2021 PROPERTY TAX REFUND	6,229.14
01/27/2022	134062	PREMIUM WATERS, INC	HWY WATER	36.75
01/27/2022	134063	PROFESSIONAL FIRE FIGHTERS OF WI	HR ADVERTISING	250.00
01/27/2022	134064	R&R INSURANCE SERVICES	WORKERS COMP 1/1/22	20,230.00
			WOKRKERS COMP 2/1/22	20,224.00
			CRIME	1,890.00
			PACKAGE & CYBER LIABILITY	28,465.00
			FIDUCIARY	3,050.00
				73,859.00
01/27/2022	134065	ROBERT & DONNA SIDERITS	2021 PROPERTY TAX REFUND	236.15
01/27/2022	134066	ROZGA PLUMBING & HEATING CORP	P&R PLUMBING PSC	5,308.00
01/27/2022	134067	SATISH SENAPATHY	2021 PROPERTY TAX REFUND	520.76
01/27/2022	134068	SCHOOL DISTRICT OF MENOMONEE FALLS	P&R REC PROGRAM	990.00
01/27/2022	134069	SEAT OF THE PANTS PRODUCTIONS LLC	P&R REC PROGRAMS	910.00
			P&R REC PROGRAM	126.00
				1,036.00
01/27/2022	134070	SHERWIN INDUSTRIES	HWY MANHOLE PROTECTION	726.27
01/27/2022	134071	TIMOTHY GOODMANSON & LAURA DUBLER	2021 PROPERTY TAX REFUND	298.00
01/27/2022	134072	TRI-COUNTY WATERWORKS ASSOC.	SW TRI COUNTY MEETING	40.00
01/27/2022	134073	TRUCK & AUTO ELEGANCE	HWY FASTWAY LOCK PIN	65.00
01/27/2022	134074	VARIN LIVING TRUST	2021 PROPERTY TAX REFUND	1,629.38
01/27/2022	134075	VERIZON	FD TELEPHONE	276.41
			FD AIR CARDS	133.72
				410.13
01/27/2022	134076	VICTORY HOMES	BLD 210340 OCCUPANCY BOND REFUND	500.00
01/27/2022	134077	WAUKESHA CO FIRE CHIEF'S ASSOC	FD ASSOCIATION DUES	269.16
01/27/2022	134078	WAUKESHA CO TREASURER	PLC INMATE BILLING	18.64
			P&R LEARN TO SKATE	720.00
			P&R TREE CLIMBING	148.00
			FEB 2022 POLICE SERVICES	253,459.29
			JAN 2022 POLICE SERVICES	253,459.29
				507,805.22
01/27/2022	134079	WELLS FARGO REAL ESTATE TAX SERVICE	2021 PROPERTY TAX REFUND	4,952.25
01/27/2022	134080	WELLSPRING CONSTRUCTION GROUP	DPW BUILDING	19,511.00
01/27/2022	134081	WESTRIDGE BUILDERS	BLD 210867 OCCUPANCY BOND REFUND	500.00
01/27/2022	134082	WISCONSIN LEGAL BLANK	CT ENVELOPES	622.00
01/27/2022	134083	AMANDA TAYLOR	2021 PROPERTY TAX REFUND	659.37

Check Date	Check	Vendor Name	Description	Amount
100 TOTALS:				
(3 Checks Voided)				
Total of 223 Disbursements:				21,773,289.57

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: February 7, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N30 W23383 Green Road Unit E & F (PWC 0913-998-003) for the Purpose of Operating a Dance Studio and Prop Storage and Rental Business as Requested by the Brookfield Center for the Arts [Fuchs]

BACKGROUND:

- Background should include that the PC unanimously recommended approval of CUP.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

-

ATTACHMENTS:

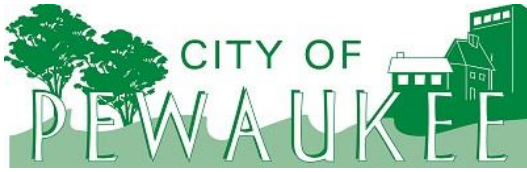
Description

Brookfield Center for the Arts Staff Report 1.20.22

Brookfield Center for the Arts Draft Conditional Use Permit

Brookfield Center for the Arts narrative

Brookfield Center for the Arts first floor plans



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of January 20, 2022

Date: January 12, 2022

Project Name: Brookfield Center for the Arts Conditional Use Application

Project Address/Tax Key No.: N30W22383 Green Road, Units E & F/PWC 0913998003

Applicant: Brookfield Center for the Arts

Property Owner: GREEN ROAD BUILDING LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial zoned properties to the north, south, east and west

Project Description

The applicant, Brookfield Academy of the Arts filed a Conditional Use Permit Application requesting approval to locate within two existing tenant spaces at N30W2283 Green Road. These spaces will be combined into a single space for their use.

The property is zoned M-2 Limited Industrial District and is designated as Manufacturing/Fabrication/Warehousing on the City's 2035 Future Land Use Map. The proposed use may be allowed within the M-2 District as a Conditional Use.

Brookfield Center for the Arts intends to utilize a portion of the space for operating the dance studio and a small office. The remaining tenant space will be used for prop storage and a prop rental business. The proposal involves interior renovations only.

Other uses within this multi-tenant building include:

- Nelsons Automotive of Pewaukee
- Patterson Companies, Inc. (Patterson Dental, Patterson Veterinary, Patterson Scientific)

Recommendation

Although the proposed use is not industrial in nature, it is allowed as a Conditional Use per the M-2 District, and the use does not have any anticipated adverse impacts on the surrounding properties. Furthermore, similar service type or non-industrial type uses are located within the same building and area. Therefore, approval of the Conditional Use is recommended.

TAX KEY NUMBER(S)	CONDITIONAL USE
OR PARCEL(S) INVOLVED:	PERMIT:
	NO. CUP-22-1-1

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:**

**CONDITIONAL USE
PERMIT:
NO. CUP-22-1-1**

PWC 0913998003

LEGAL DESCRIPTION:

LOT 1 CERT SURV 7552 VOL 64/236 REC AS DOC# 1127327 PT
NE1/4 SEC 13 T7N R19E :: DOC# 2108815

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

Brookfield Center for the Arts

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on January 20, 2022; has reviewed the various elements of the petitioner’s proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on February 7, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on February 7, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a dance studio, storage of props, and a prop rental business.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. No conditions

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2022 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

CITY OF PEWAUKEE - SITE & BUILDING PLAN REVIEW

PROJECT NARRATIVE

On behalf of the property owner of N30W22383 Green Rd, Unit E & F the following narrative is to request the conditional use in zone M-2 outlined in the municipal code:

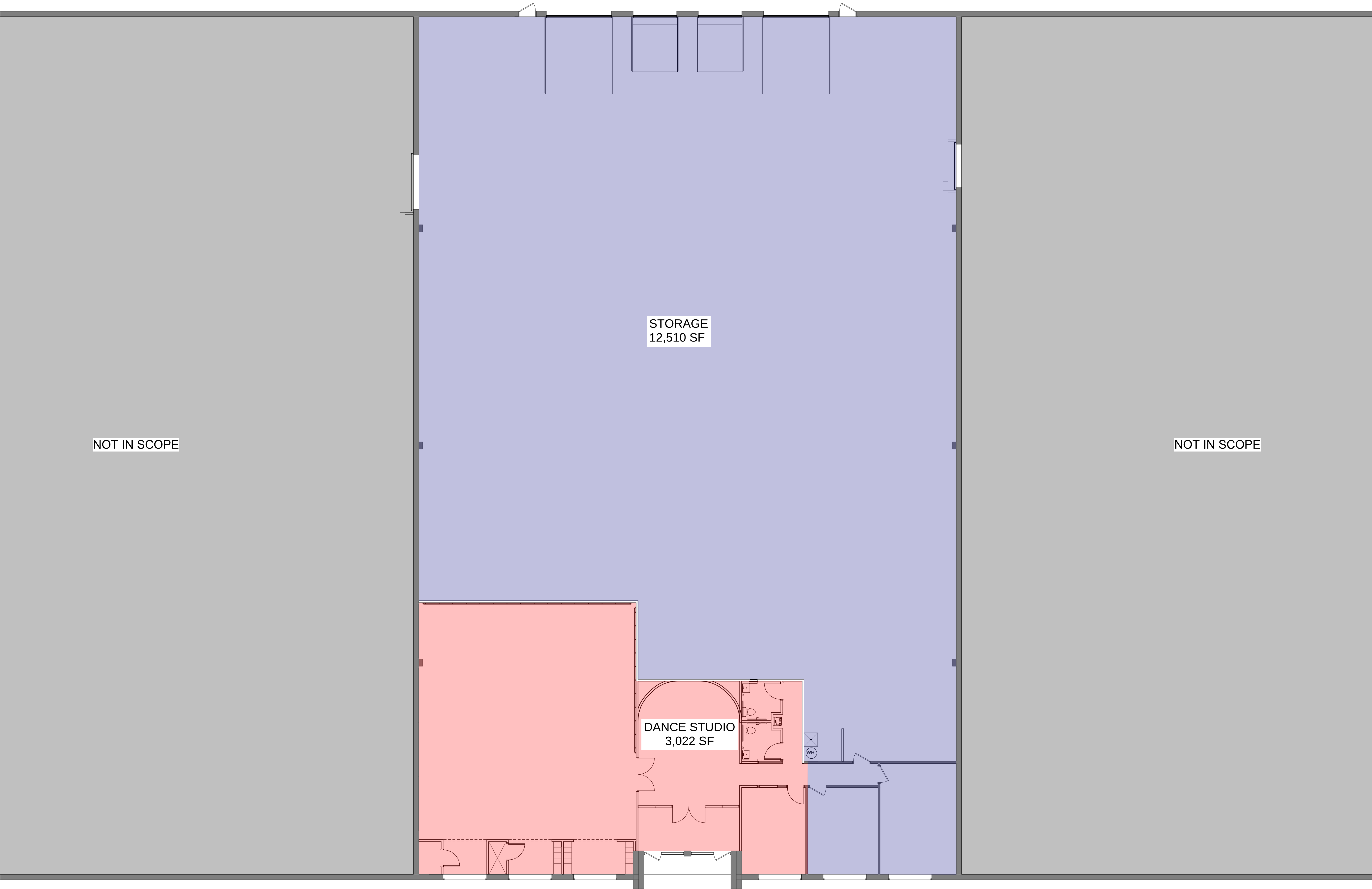
17.0424, c (2) as follows:

(2) Day care operations, wellness centers, physical fitness and training centers.

The project will operate under a Business occupancy as a single dance studio accompanied by a small office space. The remaining space will be an accessory use utilized as prop storage and rental. The two businesses will act individually from each other with the prop business predominantly having day-time operations and the dance studio operating at night after typical business hours.

The extent of design and development will be retained to the interior of the existing structure. The interior design intent includes the formation of a 40' x 50' dance studio, an additional bathroom, and a small lobby space.

The estimated construction start date is February 2022. Construction end date is TBD. The estimated project value is TBD.



FIRST FLOOR PLAN
1/8" = 1'-0"

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: February 7, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 22-01** Rezoning the Property Located on Duplainville Road (PWC 0868-994) from A-1 Agricultural, A-2 Agricultural, UC Upland Conservancy and F-1 Floodplain to Rs-6 Single-Family Residential, UC Upland Conservancy and F-1 Floodplain as Requested by H & F Properties [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

o Recommendation:

A motion recommending approval of the rezoning request to rezone property located to the south of Planetree Trail and the Woodleaf Reserve subdivision from A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District to Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District, subject to wetland areas outside of the 100-year floodplain boundary shall be zoned LC Lowland Conservancy District.

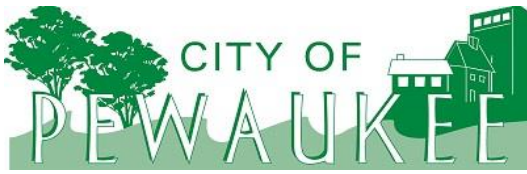
ATTACHMENTS:

Description

H & F Properties Staff Report 1.20.22

Ordinance 22.01

H & F Properties rezoning map



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of January 20, 2022

Date: January 12, 2022

Project Name: H&F Properties Rezoning and Certified Survey Map

Project Address/Tax Key No.: Not Assigned/Tax Key No. 0868994

Applicant: Jack Wenstrom

Property Owner: H& F Properties LLC

Current Zoning: A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District

Proposed Zoning: Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation: Low Density Residential and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-family to the north and south, upland conservancy and floodplain to the east and vacant agricultural land to the west

Project Description

Rezoning:

The applicant filed a Rezoning Application requesting approval to rezone property located to the south of Planetree Trail and the Woodleaf Reserve subdivision from A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District to Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District.

During the review of the rezoning request, staff found that portions of wetlands extend outside of the floodplain area. As such, it is recommended that wetland areas outside of the 100-year floodplain boundary shall be zoned LC Lowland Conservancy District.

The property is designated as Low Density Residential and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

Certified Survey Map:

A Certified Survey Map was also submitted requesting to create two new lots from the existing approximately 121-acre property, while leaving the remaining bulk of the property as unplatted lands. Lot 1 has an area of 9.16-acres and Lot 2 has an area of 7.46-acres.

Both lots contain wetlands, floodplains and a creek that runs through the property; however, both lots also contain sufficient area to build for a single-family development based upon the delineations shown on the CSM. With that said, it is recommended that the applicant have the wetlands nearest the buildable areas on the lots field delineated, prior to recording the CSM with the Waukesha County Register of Deeds. Note that there must continue to be sufficient area to build the homes. Otherwise, the CSM will not be signed or recorded without revisions to the CSM, which, if significant, will require Plan Commission review and approval.

Staff is also recommending that the existing access across the creek be removed as part of the development of these lots. The applicant shall obtain all necessary WDNR and US Army Corps permits and approvals prior to any land disturbance activities to remove this access.

Both lots comply with Rs-6 District minimum lot size of 12,500 square feet. As the lots abut City right-of-way to the south, the width of each lot at 30-feet back from the right-of-way shall be a minimum of 90-feet to comply with the Rs-6 minimum lot width standard. It should be noted that the access to each lot will be from a shared driveway extending from Plantree Trail to the north of the proposed lots.

Staff is further recommending that the southern portion of these properties not be developed in the future as access to this area is only through a limited railroad crossing. As such, the CSM contains a note stating such. Staff recommends that note be revised to read, "There shall be no access, development, or further land divisions of Lot 1 and Lot 2 for the area south and west of the creek without Common Council approval and full, non-restricted railroad access being provided."

The homes to be constructed on these lots will connect to public sewer and water, which is available through the Woodleaf Reserve Subdivision.

Recommendation

A motion recommending approval of the rezoning request to rezone property located to the south of Planetree Trail and the Woodleaf Reserve subdivision from A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District to Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District, subject to wetland areas outside of the 100-year floodplain boundary shall be zoned LC Lowland Conservancy District.

A motion recommending approval of a 2 Lot Certified Survey Map, subject to the staff conditions within this report.

ORDINANCE 22-01

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **A-1 Agricultural, A-2 Agricultural, UC Upland Conservancy & F-1
Floodplain**
TO: **RS-6 Single-Family Residential, UC Upland Conservancy & F-1
Floodplain**

SECTION 1 - DESCRIPTION**Common Description:**

That part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence North 88°26'38" West on and along the North line of said Southeast 1/4 a distance of 1818.19 feet to a point in the West line of Lot 131 in Woodleaf Reserve Addition No. 3 and the point of beginning lands to be described; thence South 00°34'12" East on and along said West line and its extension 924.00 feet to a point; thence South 80°47'08" West, 646.26 feet to a point in the North line of Certified Survey Map No. 4227; thence Northwesterly 100.00 feet on and along said North line and an arc of a curve whose center lies to the Southwest, whose radius is 356.54 feet, and whose chord bears North 80°47'47" West, 99.67 feet to a point in the West line of said Southeast 1/4; thence North 00°19'10" West on and along said West line 1031.42 feet to the Northwest corner of said Southeast 1/4; thence South 88°26'38" East on and along the North line of said Southeast 1/4; 733.14 feet to the point of beginning.

Containing 16.7215 acres or 728,398 square feet.

Tax Key Number: PWC 0868-994

Property Address: Vacant land on Duplainville Road

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: developing two (2) lots.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 7th day of February, 2022.

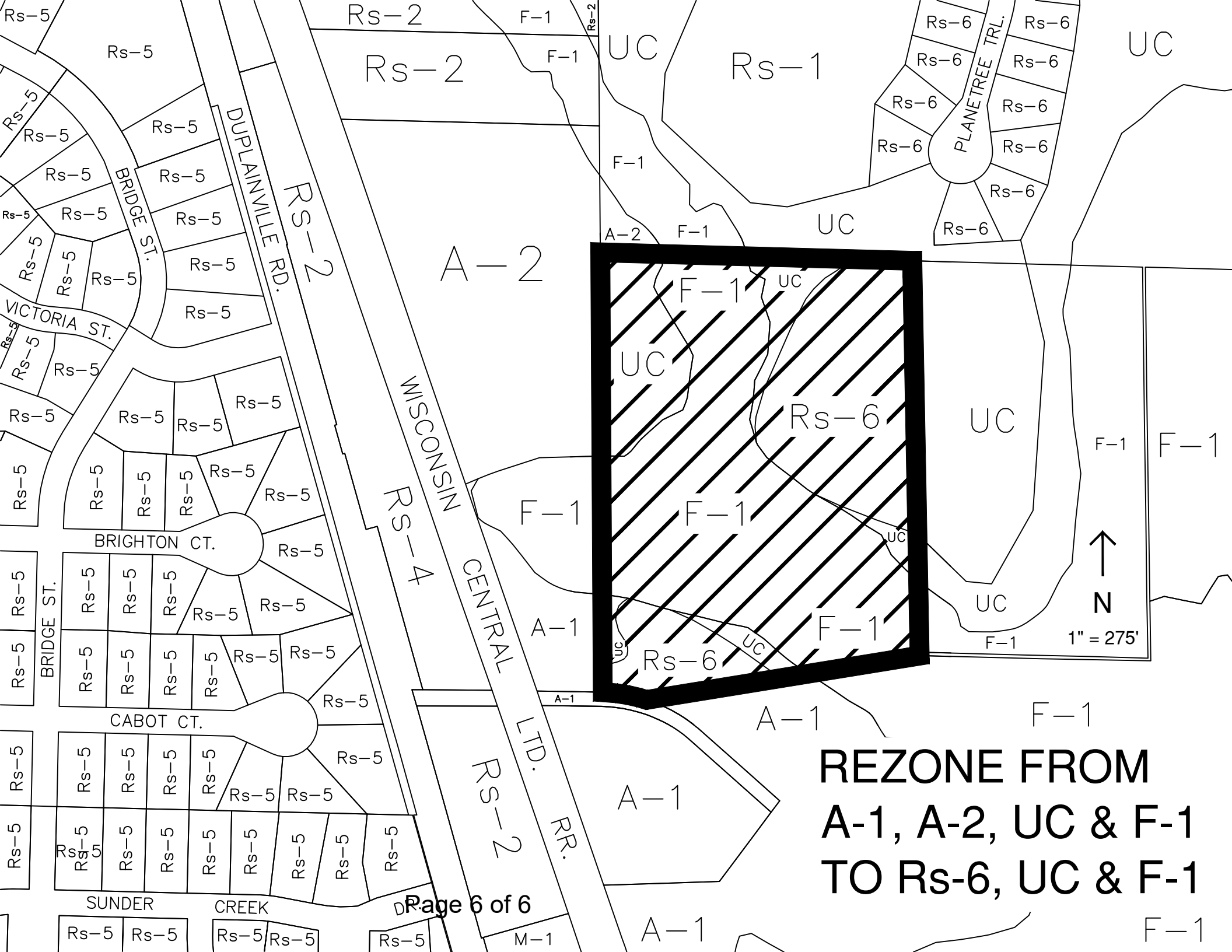
COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



**REZONE FROM
A-1, A-2, UC & F-1
TO Rs-6, UC & F-1**

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: February 7, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for the Property Located on Duplainville Road (PWC 0868-994) for the Purpose of Creating Two New Lots as Requested by H & F Properties [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion recommending approval of a 2 Lot Certified Survey Map, subject to the following conditions:

- The applicant have the wetlands nearest the buildable areas on the lots field delineated, prior to recording the CSM with the Waukesha County Register of Deeds.
- the existing access across the creek be removed as part of the development of these lots, unless otherwise permitted by WDNR. If required to be removed, the applicant shall obtain all necessary WDNR and US Army Corps permits and approvals prior to any land disturbance activities to remove this access.
- The note on Sheet 1 shall be revised to read, "There shall be no access, development, or further land divisions of Lot 1 and Lot 2 for the area south and west of the creek without Common Council approval and full, non-restricted railroad access being provided."

ATTACHMENTS:

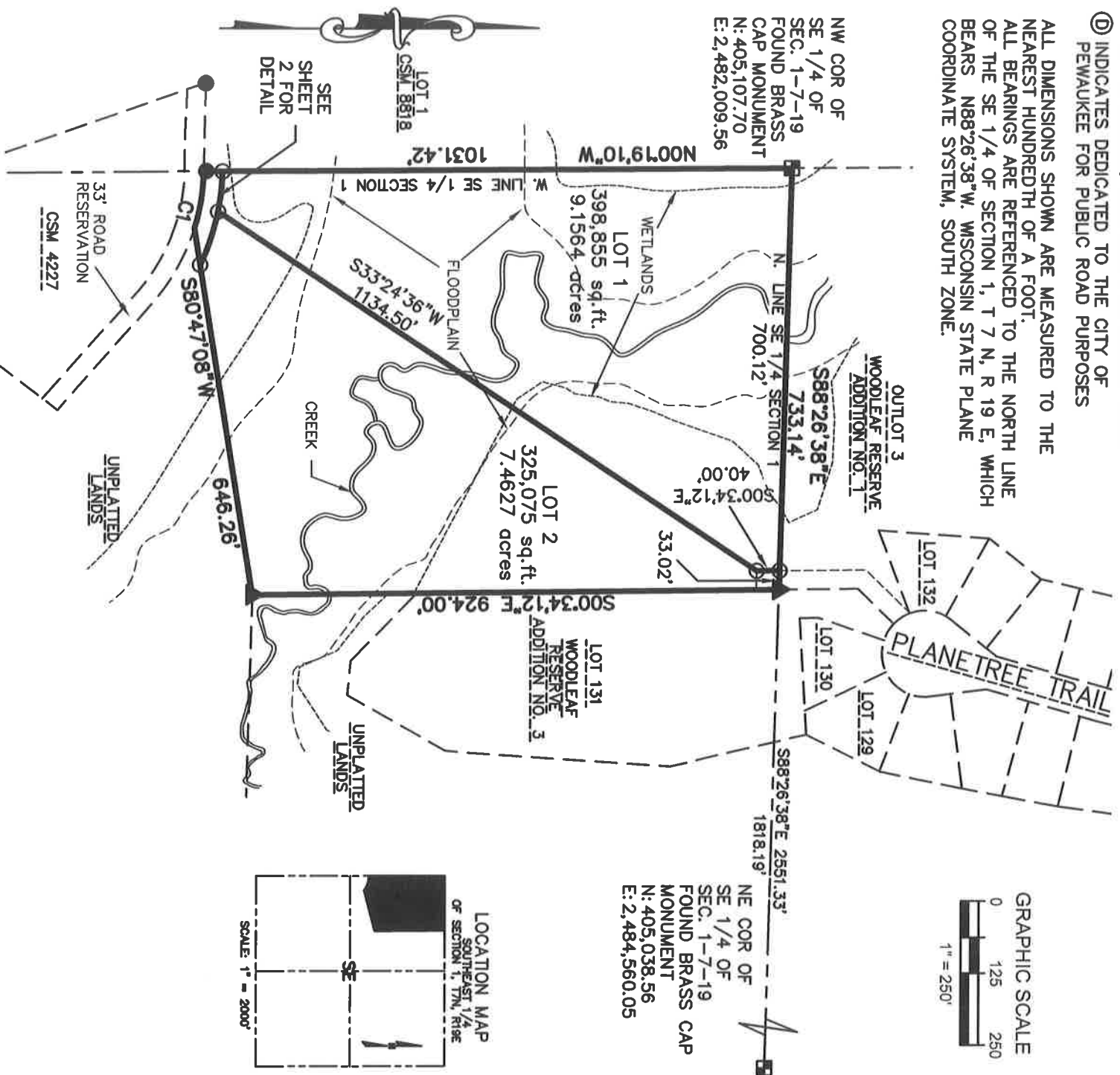
Description

Revised H & F Properties CSM 1.17.22

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

- SEE SHEET 2 FOR CURVE TABLE & DEDICATION DETAIL
SEE SHEET 4 FOR SETBACKS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 1, T 7 N, R 19 E, WHICH BEARS N88°26'38"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



WETLANDS SHOWN PER WAUKESHA COUNTY GIS MAP.

NO ACCESS, BUILDING AND FURTHER LANDS DIVISION
MAY TAKE PLACE SOUTH AND WEST OF THE CREEK
WITHOUT COMMON COUNCIL APPROVAL

OWNER:
H&F PROPERTIES, LLC
734 RIVER RESERVE DRIVE
HARTLAND, WI, 53029

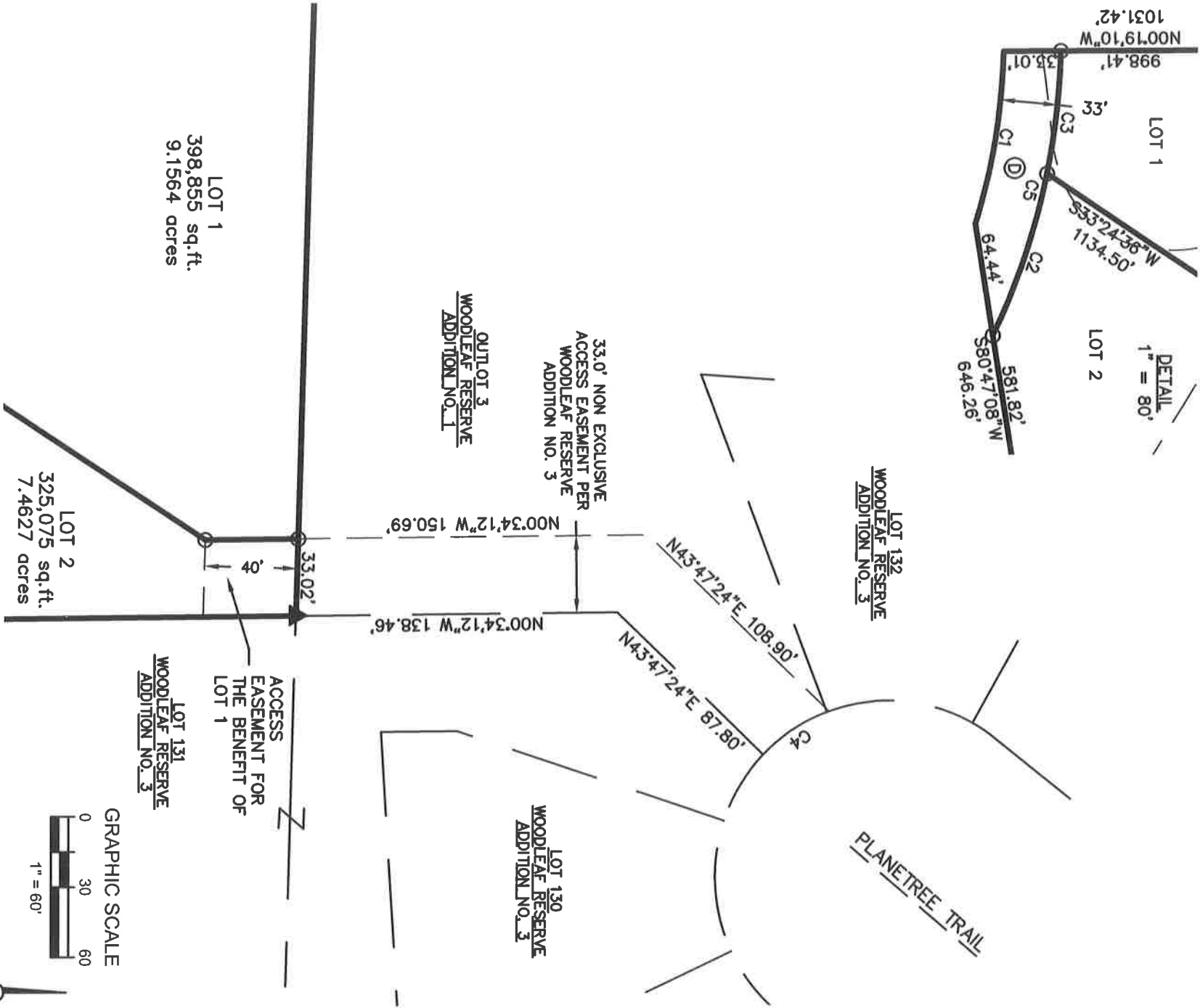
S:\5168518\DWG\CS111L.dwg\ SHEET 1

rasSmith
CREATIVITY BEYOND ENGINEERING

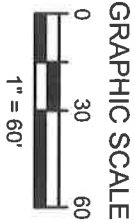
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasSmith.com

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

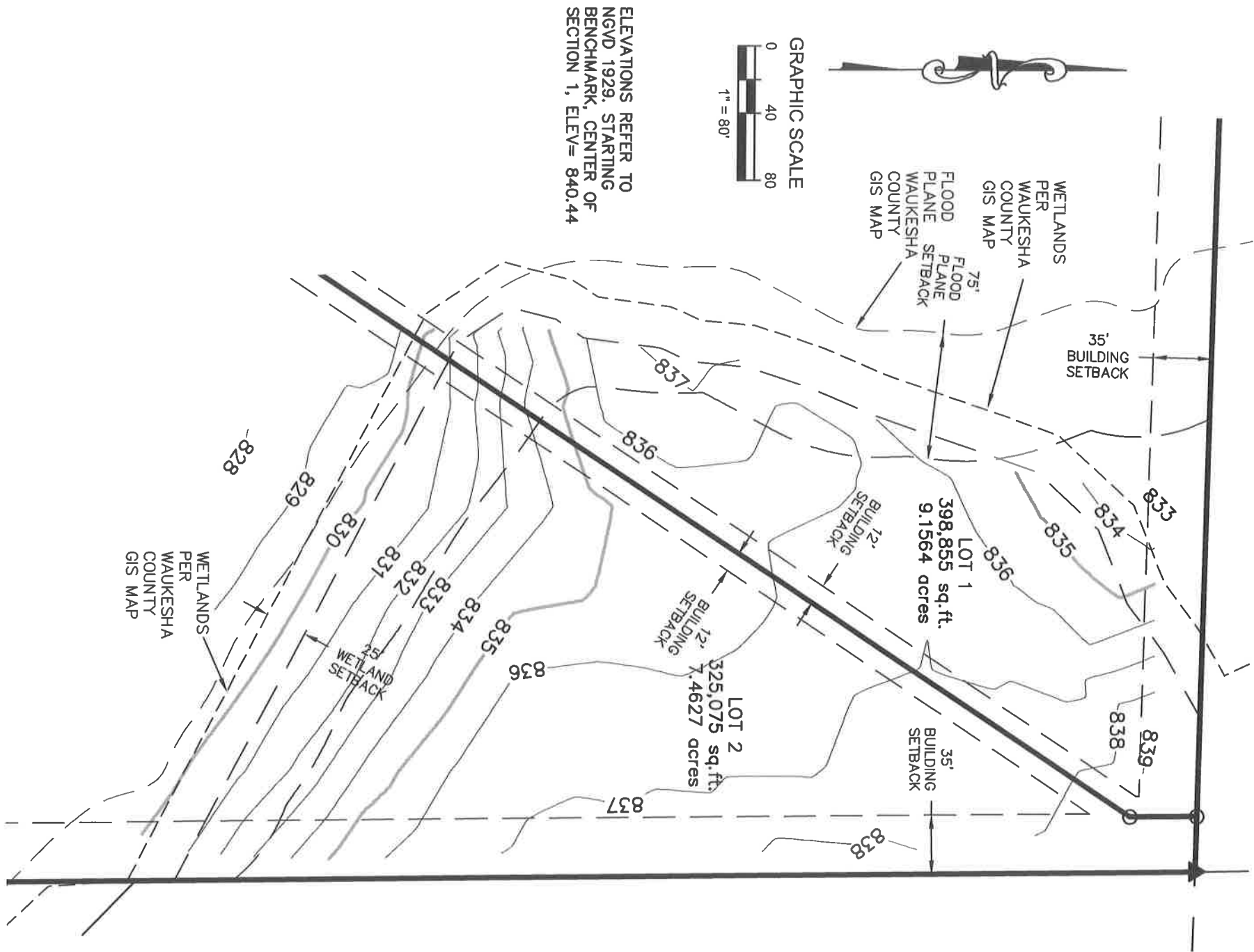


Curve Table						
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out
C1	100.00	356.54	N80°47'47"W	99.67	N72°45'41"W	N88°49'54"W
C2	97.50	389.54	N71°24'55"W	97.25	N64°14'41"W	N78°35'09"W
C3	70.52	389.54	N83°46'18"W	70.42	N78°35'09"W	N88°57'27"W
C4	34.17	75.00	S33°09'29"E	33.88	S20°06'22"E	S46°12'36"E
C5	168.02	389.54	N76°36'04"W	166.72	N64°14'41"W	N88°57'27"W
Delta						
						16°04'12"
						14°20'28"
						10°22'19"
						26°06'14"
						24°42'47"

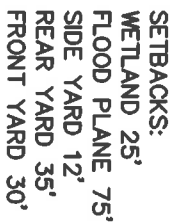


CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

STATE OF WISCONSIN	}	<u>SURVEYOR'S CERTIFICATE</u>
	:SS	
WAUKESHA COUNTY	}	

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence North 88° 26' 38" West on and along the North line of said Southeast 1/4 a distance of 1818.19 feet to a point in the West line of Lot 131 in Woodleaf Reserve Addition No.3 and the point of beginning of lands to be described; thence South 00° 34' 12" East on and along said West line and its extension 924.00 feet to a point; thence South 80° 47' 08" West, 646.26 feet to a point in the North line of Certified Survey Map No. 4227; thence Northwesterly 100.00 feet on and along said North line and an arc of a curve whose center lies to the Southwest, whose radius is 356.54 feet, and whose chord bears North 80° 47' 47" West, 99.67 feet to a point in the West line of said Southeast 1/4; thence North 00° 19' 10" West on and along said West line 1031.42 feet to the Northwest corner of said Southeast 1/4; thence South 88° 26' 38" East on and along the North line of said Southeast 1/4, 733.14 feet to the point of beginning.

Containing 16.7215 acres or 728,398 square.

THAT I have made this survey, land division and map by the direction of H & F PROPERTIES, LLC, owner of said lands.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Land Division and Platting Regulations of the City of Pewaukee in surveying, dividing, and mapping the same.

DATE	_____	<u>MICHAEL J. RATZBURG</u>	(SEAL)
		PROFESSIONAL LAND SURVEYOR S-2236	

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

H & F PROPERTIES, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the subdivision regulations of the City of Pewaukee.

H & F PROPERTIES, LLC, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN Witness Whereof, H & F PROPERTIES, LLC, has caused these presents to be signed by _____ its Sole Member on this _____ day of _____, 2021.

STATE OF _____ }
:SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 20____, _____ of the above named H & F PROPERTIES, LLC, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said H & F PROPERTIES, LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the company, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Pewaukee on this _____ day of _____, 20____.

MAYOR

CLERK

PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this _____ day of _____, 20____.

CHAIRPERSON

SECRETARY

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: February 7, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 22-02** Rezoning the Property Located at N8 W27947 Northview Road (PWC 0982-997) from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots as Requested by Michael Baenen / Ba(en)2 Acres [Fuchs]

BACKGROUND:

At their January 20, 2022 meeting, with a 4-2 vote, the Plan Commission recommended approval of the rezoning and certified survey maps for the subject property.

Two members expressed concerns related to the lot configuration and buildable area. The applicant has provided additional maps illustrating the buildable areas of each lot as well as comparing the size of that area to adjacent properties.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion recommending approval of the rezoning request to rezone property located at N8W27947 Northview Road to Rs-2 Single-Family Residential District, LC Lowland Conservancy District and UC Upland Conservancy District.

A motion recommending approval of a 2-Lot, 1-Outlot Certified Survey Map for property located at N8W27947 Northview Road.

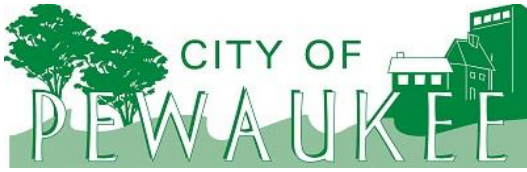
A motion recommending approval of a 4-Lot Certified Survey Map for property located at N8W27947 Northview Road, subject to the conditions within the staff report dated December 9, 2021.

ATTACHMENTS:

Description

Baenen Staff Report 12.16.21

Baenen Revised Rezoning Exhibit



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 16, 2021

Date: 12/9/2021

Project Name: Baenen Rezoning and Certified Survey Map

Project Address/Tax Key No.: PWC 0982997

Applicant: Michael Baenen

Property Owner: BA(EN)2 ACRES LLC

Current Zoning: Rs-1 Single-Family Residential, Rs-2 Single-Family Residential, and A-1 Agricultural District

Proposed Zoning: Rs-2 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac. - 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-family to the north, east and west and agricultural to the south

Project Description

Rezoning

The applicant filed a Rezoning Application requesting approval to rezone property located at N8W27947 Northview Road to the Rs-2 Single-Family Residential District, LC Lowland Conservancy District and UC Upland Conservancy District to allow for the creation and development of five single-family lots.

The subject property, previously zoned agricultural, was changed to include portions of the property as Rs-1 and Rs-2 to accommodate the creation of three single-family lots; however, the property owner did not move forward with the certified survey map at that time.

The currently proposed rezoning would protect the natural areas under the LC and UC zoning districts and allow the remainder of the property to be developed with private utility service under the Rs-2 District zoning.

The property is designated as Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

Certified Survey Maps

The applicant is proposing to record two consecutive certified survey maps to accomplish the land division. A certified survey map may not include more than four lots. As such, the applicant is

proposing to subdivide the property into two lots and one outlot and then record a second certified survey map to create four smaller lots. This is allowed with the lot sizes proposed.

The first CSM will divide the existing 13.832-acre property into two lots and one outlot. Lot 1 has an area of 2.11-acres and includes the existing home on the property, as well as a detached garage and three smaller sheds. The outlot will be utilized for storm water management purposes.

These lots conform to the Rs-2 District development standards. Furthermore, the existing home and detached accessory structures meet the Rs-2 District setbacks.

The second CSM creates four lots for single-family development. All lots comply with the Rs-2 District minimum lot size of 2-acres and a minimum lot width at the setback line of 220-feet.

Regarding the 4-Lot CSM, the lot configuration is atypical as the lot lines angle as the lots extend back towards the rear property lines. Lot 5 also contains a narrow strip of land behind Outlot 1. This was done so each lot would meet the minimum lot size and width requirements of the Rs-2 District. It can also be noted that the Rs-2 District is necessary as it allows newly created lots to have private sewer and water facilities. Zoning districts that would allow for smaller lot sizes and widths require public sewer and water. Additionally, the lots exceed the maximum depth to width ratio of 2:1.

Generally, staff prefers regularly shaped parcels; however, is not objecting to the proposed 4-Lot CSM considering the property location, shape, proposed lot sizes, location of natural resources onsite and that only a limited number of parcels are being created.

Recommendation

A motion recommending approval of the rezoning request to rezone property located at N8W27947 Northview Road to Rs-2 Single-Family Residential District, LC Lowland Conservancy District and UC Upland Conservancy District.

A motion recommending approval of a 2-Lot, 1-Outlot Certified Survey Map for property located at N8W27947 Northview Road.

A motion recommending approval of a 4-Lot Certified Survey Map for property located at N8W27947 Northview Road, subject to:

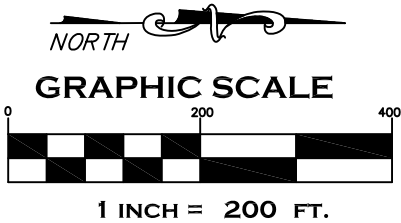
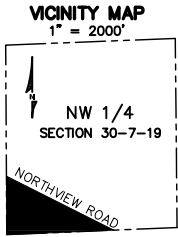
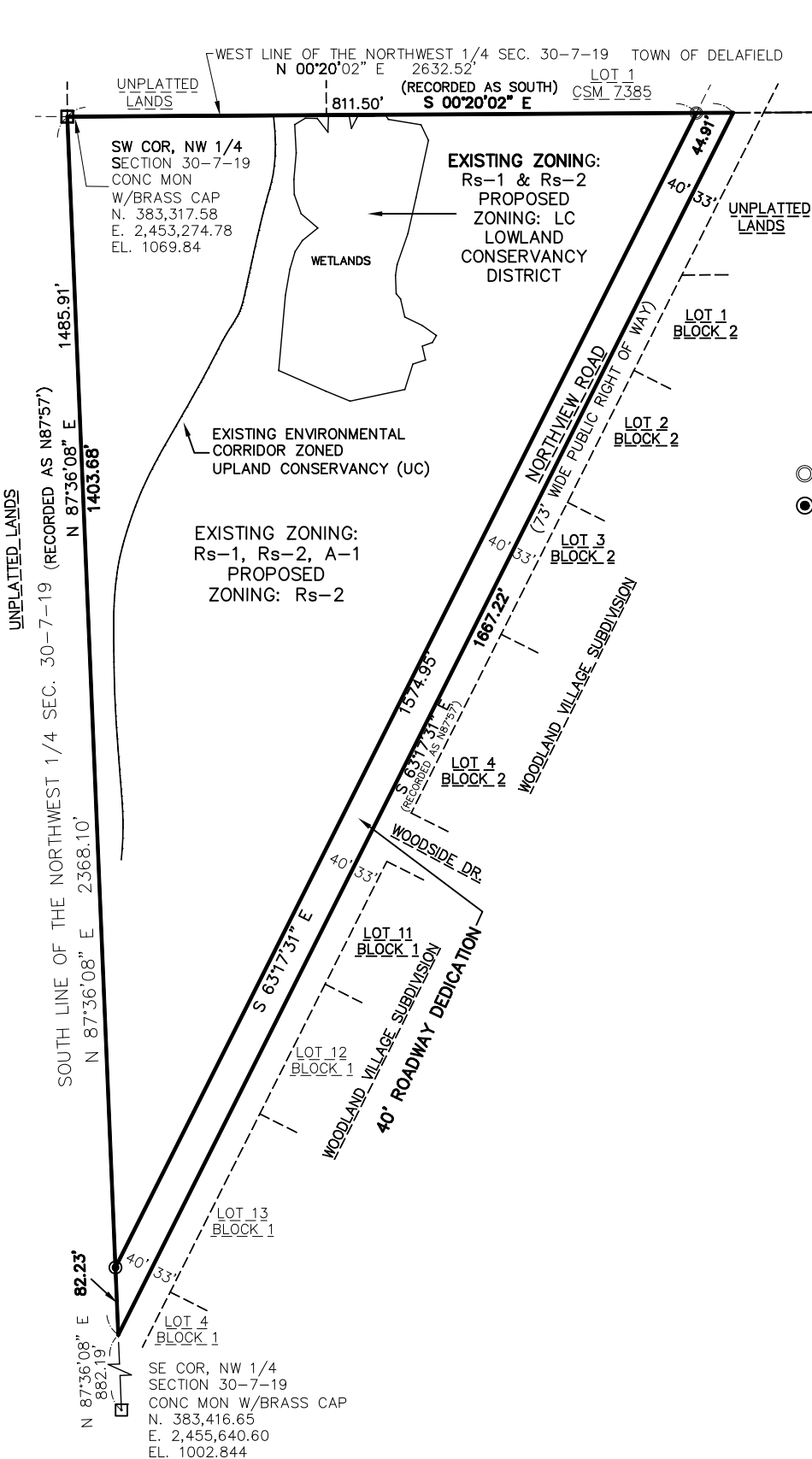
1. Final grading, erosion control, and storm water management plans shall be reviewed and approved by the Engineering Department prior to recording the certified survey map with the Waukesha County Register of Deeds.
2. All lots shall receive approval from the City for access to Northview Road.
3. Signage or other forms of demarcation, as approved by the City Planner, shall be placed on each lot to identify the natural resource boundary onsite.

REZONING EXHIBIT

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, BEING A CONCRETE MONUMENT WITH A BRASS CAP AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE N 87°36'08" E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1485.91 FEET TO A POINT IN THE CENTERLINE OF NORTHVIEW ROAD; THENCE N 63°27'31" W ALONG SAID CENTERLINE OF NORTHVIEW ROAD; 1667.22 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE S 00°20'02" E ALONG SAID WEST LINE, 811.50 FEET TO THE POINT OF BEGINNING.

DEDICATING THE SOUTHEAST 40.00 FEET FOR PUBLIC RIGHT-OF-WAY PURPOSES.

SAID LANDS CONTAINING 602,517 SQUARE FEET OF LAND OR 13.832 ACRES (GROSS).
537,674 SQUARE FEET OF LAND OR 12.343 ACRES (NET-AFTER ROW DEDICATION)



- ⊙ INDICATES IRON PIPE FOUND
- ⦿ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30-7-19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, BEARING OF S 00°20'02" E.

Rs-2 SETBACKS
FRONT/STREET YARD: 45 FT
SIDE YARD: 25 FT
REAR YARD: 35 FT
WETLAND SETBACK: 25 FT

Prepared for:
BA(en)-2 acres, LLC
N8W27947 Northview Rd.
Waukesha, WI 53188

Prepared by:
Christopher A. Jackson, PLS
CJ Engineering, LLC
9205 W. Center St., Suite 214
Milwaukee, WI 53222
(414) 443-1312
chris@cj-engineering.com



9205 W. Center Street
Suite 214
Milwaukee, WI 53222
(414) 443-1312

City Review Response Memorandum:

To: City of Pewaukee

Project: Baenen Development

Project Address: N8W27947 Northview Road (Tax Key: 0982997)

Comments Received: 11-22-2021

Note: Comment responses pertaining to CJ Engineering are shown in *Red Italics*.

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at N8W27947 Northview Road (Tax Key No. 0982997).

1. Regarding the rezoning, staff recommends that the UC Upland Conservancy District boundary line be straightened/rounded off, opposed to the jagged line.
Response: Rezoning Exhibit has been revised to show UC Upland Conservancy District boundary line as a smooth, rounded off line.
2. Please review both certified survey maps as follows:
 - a. Please include the date of the CSM on Sheet 1.
Response: Date has been included on both sheets
 - b. Please note and/or dimension the Rs-2 District minimum setback distances on the CSM.
 - i. Front/Street Yard: 45-feet
 - ii. Side Yard: 25-feet
 - iii. Rear Yard: 35-feet
 - iv. Wetland Setback: 25-feet*Response: Setback distances noted on both CSM in notes column on page 1*
 - c. Please revise the Plan Commission secretary name from Ami Hurd to Colleen Brown on Sheet 4.
Response: Plan commission secretary name has been updated.
3. On the 2-Lot, 1-Outlot Certified Survey Map under the Common Council Approval on Sheet 4, please add "and dedication accepted" after "Approved."
Response: Additional text added to sheet 4 of applicable CSM in requested location.
4. Should the numbering of lots on the 4-Lot Certified Survey Map, as a separate CSM, start with Lot 1, opposed to a Lot 2?
Response: The lot numbers in the CSM do not need to start with lot 1 and we would like to avoid the confusion with two lot 1's in this development.

ORDINANCE 22-02**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-1 Single-Family Residential, RS-2 Single-Family Residential, and A-1 Agricultural District**

TO: **RS-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy**

SECTION 1 - DESCRIPTION**Common Description:**

Part of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin being more particularly described as follows: Commencing at the Southwest Corner of said Northwest Quarter, being a concrete monument with a brass cap and the point of beginning of the lands hereinafter described; thence N 87°36'08" E along the South line of said Northwest Quarter, 1485.91 feet to a point in the centerline of Northview Road; thence N 63°27'31" W along said centerline of Northview Road; 1667.22 feet to a point on the West line of said Northwest Quarter; thence S 00°20'02" E along said West line, 811.50 feet to the point of beginning.

Said Lands containing: 602,517 square feet of land or 13.832 acres.

Tax Key Number: PWC 0982-997

Property Address: N8 W27947 Northview Road

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: subdividing the property to create five single-family lots.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 7th day of February, 2022.

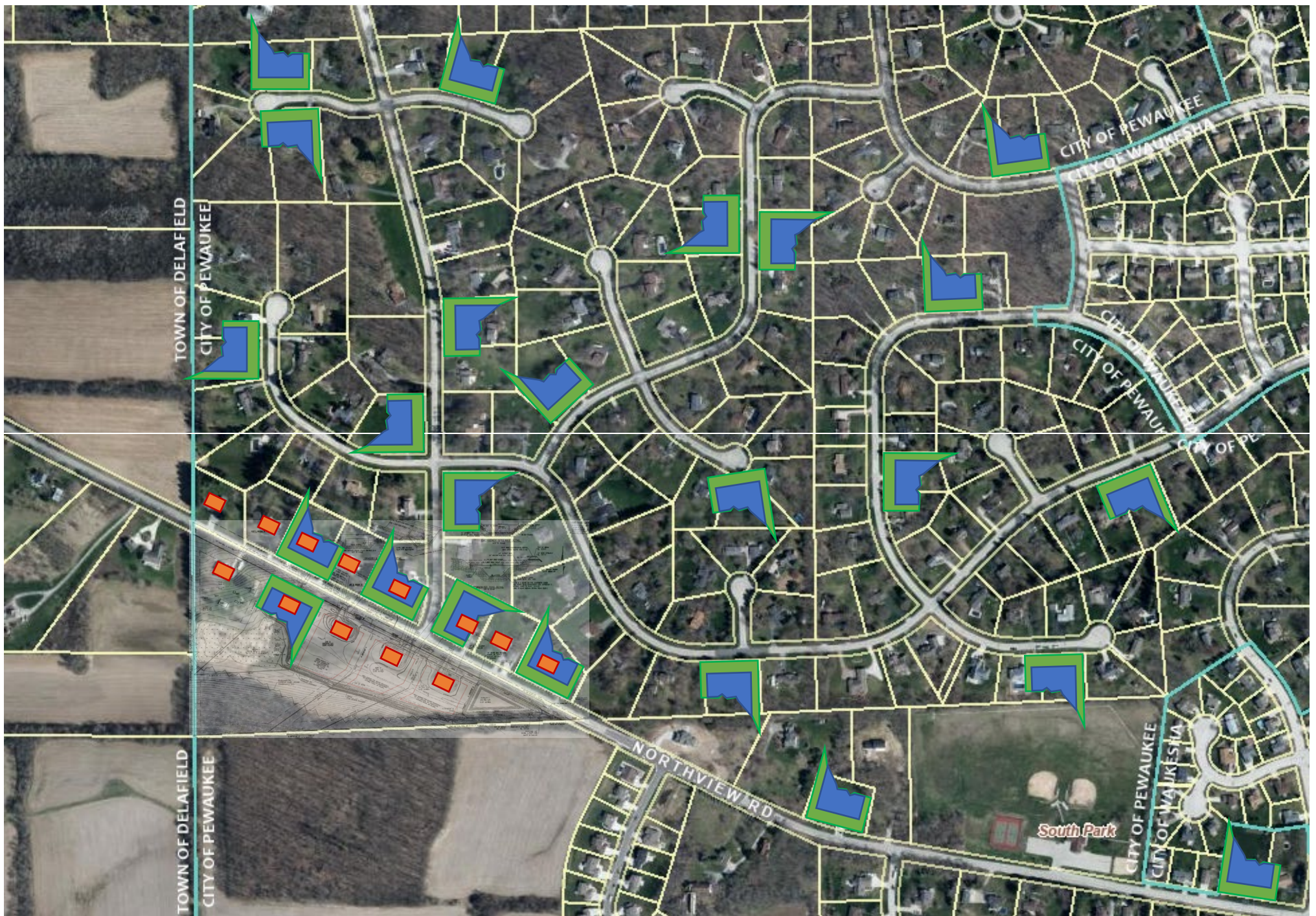
COMMON COUNCIL OF THE CITY OF PEWAUKEE

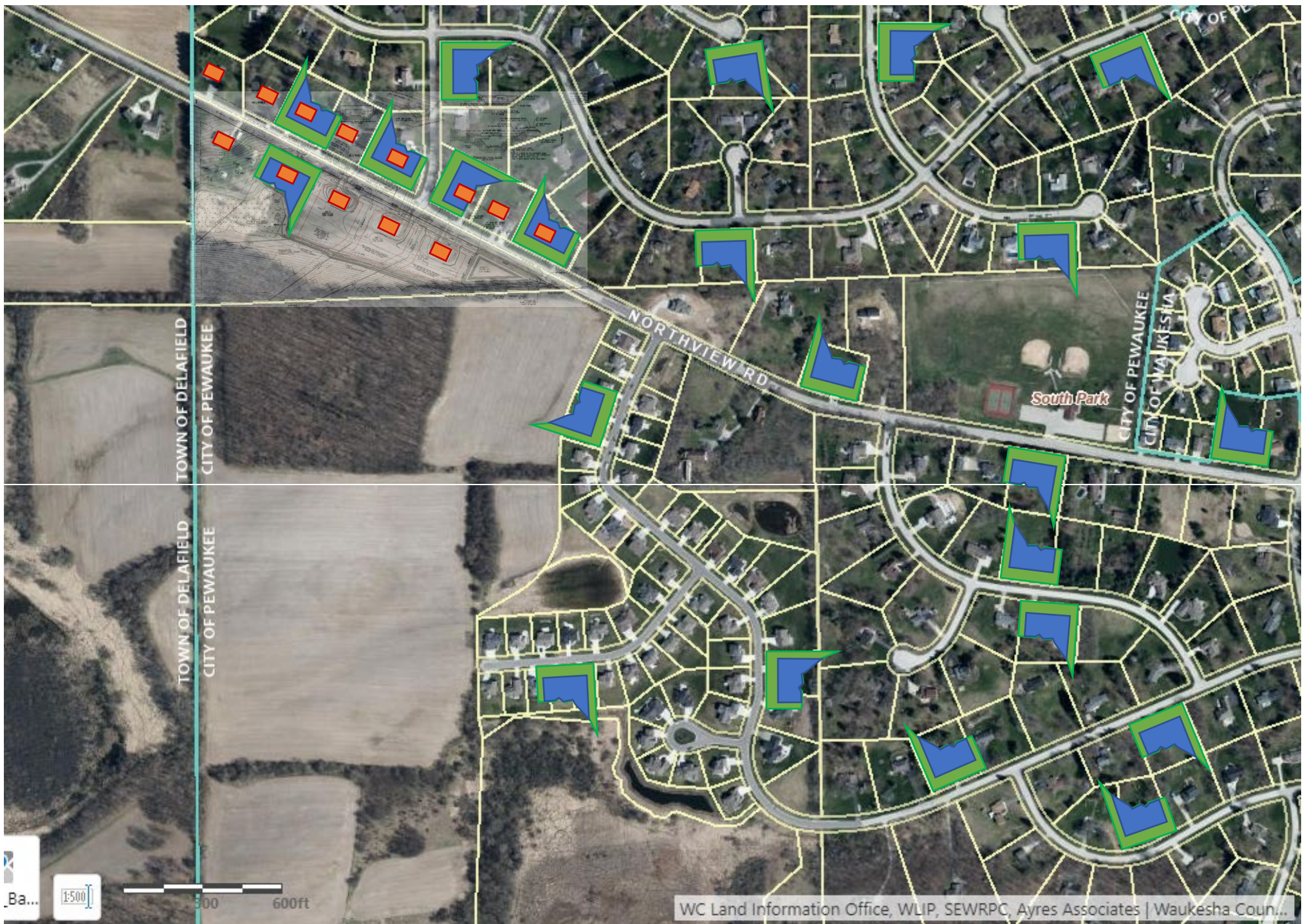
WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer





**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: February 7, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for the Property Located at N8 W27947 Northview Road (PWC 0982-997) for the Purpose of Dividing the Property Into Two Lots and One Outlot as Requested by Michael Baenen / Ba(en)2 Acres, LLC [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

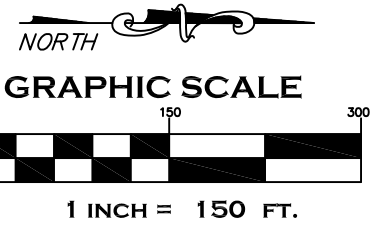
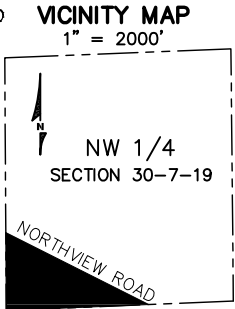
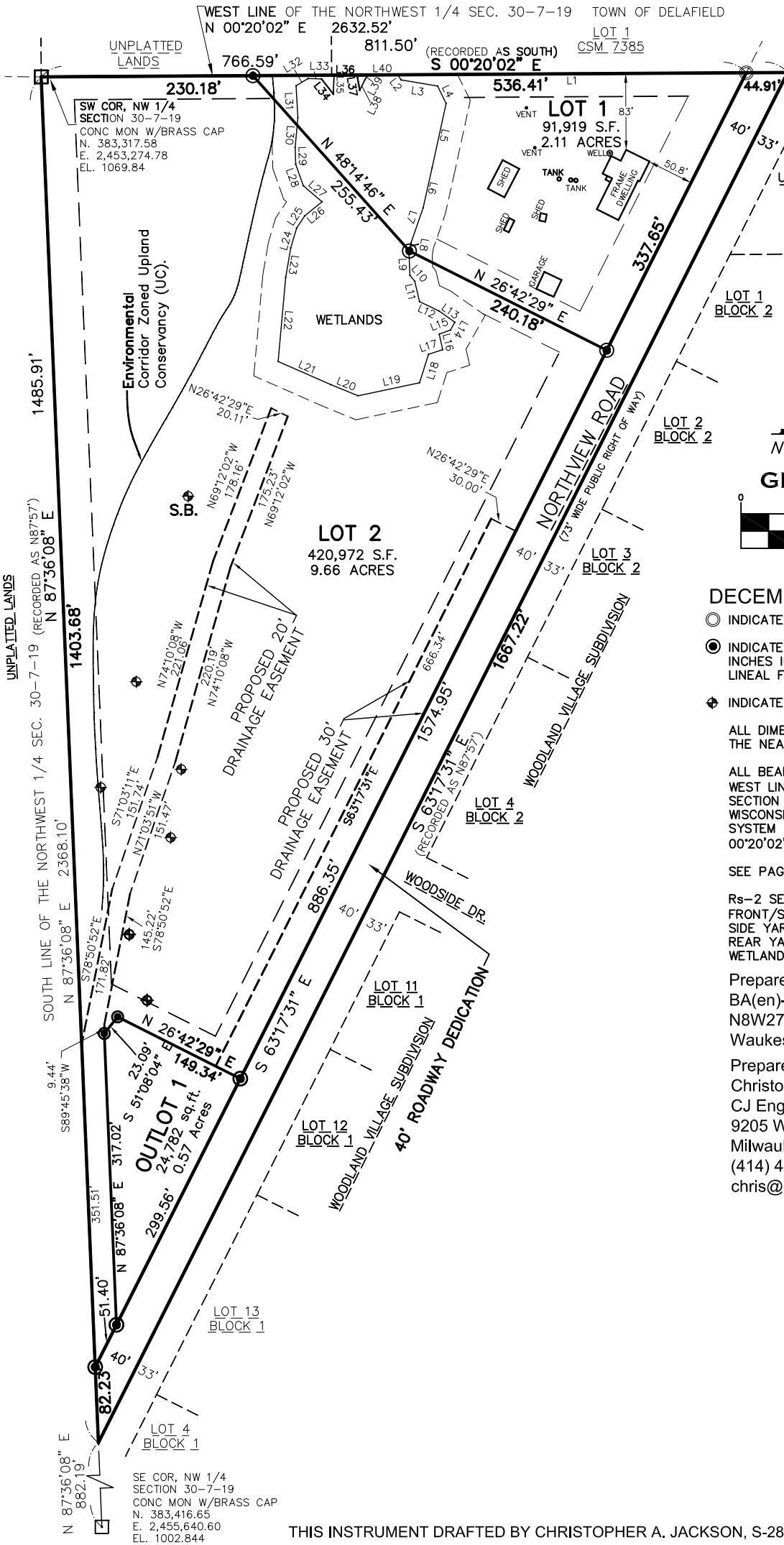
ATTACHMENTS:

Description

Baenen CSM 1

CERTIFIED SURVEY MAP No.

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



DECEMBER 16, 2021

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.
- ◆ INDICATES SOIL BORING LOCATION

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30-7-19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, BEARING OF S 00°20'02" E.

SEE PAGE 2 FOR WETLAND LINE TABLE.

Rs-2 SETBACKS
FRONT/STREET YARD: 45 FT
SIDE YARD: 25 FT
REAR YARD: 35 FT
WETLAND SETBACK: 25 FT

Prepared for:
BA(en)-2 acres, LLC
N8W27947 Northview Rd.
Waukesha, WI 53188

Prepared by:
Christopher A. Jackson, PLS
CJ Engineering, LLC
9205 W. Center St., Suite 214
Milwaukee, WI 53222
(414) 443-1312
chris@cj-engineering.com

CERTIFIED SURVEY MAP No. _____
BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Christopher A. Jackson, Professional Wisconsin Land Surveyor, hereby certify:
That I have surveyed, divided and mapped and dedicated all that part of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin being more particularly described as follows: Commencing at the Southwest Corner of said Northwest Quarter, being a concrete monument with a brass cap and the point of beginning of the lands hereinafter described; thence N 87°36'08" E along the South line of said Northwest Quarter, 1485.91 feet to a point in the centerline of Northview Road; thence N 63°27'31" W along said centerline of Northview Road; 1667.22 feet to a point on the West line of said Northwest Quarter; thence S 00°20'02" E along said West line, 811.50 feet to the point of beginning.

Said Lands containing: 602,517 square feet of land or 13.832 acres.

That I have made such survey, land division by the direction of BA(en)2-Acres, LLC, Mike Baenen, Member,
Owner of said land.

That such map is a true representation of all of the boundaries of the land surveyed and divided.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land division ordinance of the City of Pewaukee, in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20____.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

- NOTES:
- Wetland delineation performed by Dave Meyer, Wetland and Waterway Consulting, LLC on October 04, 2021.
 - Environmental Zoned Upland Conservancy (UC) traced from Waukesha County GIS mapping.

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	379.18	N00°20'02"W
L2	6.80	S54°18'13"W
L3	40.08	S09°29'30"W
L4	21.12	S63°53'22"W
L5	71.61	N77°41'40"W
L6	44.61	N77°20'33"W
L7	40.07	N70°52'25"W
L8	13.31	N81°05'17"W
L9	22.27	S87°54'10"W
L10	8.42	S50°52'40"W
L11	22.70	S76°45'11"W
L12	23.63	S25°49'39"W
L13	20.99	S35°07'58"W
L14	9.81	N60°33'15"W
L15	13.04	N20°04'19"W
L16	17.33	S77°21'04"W
L17	16.14	N17°45'52"W
L18	32.57	N72°29'10"W
L19	68.18	N11°56'05"W
L20	32.09	N22°14'55"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L21	62.57	N23°40'45"E
L22	92.03	S84°52'19"E
L23	32.36	S80°07'54"E
L24	22.32	S73°37'21"E
L25	16.01	S56°33'13"E
L26	24.30	S39°09'47"E
L27	26.79	N40°28'30"E
L28	24.70	N70°30'37"E
L29	18.44	N88°12'11"E
L30	32.58	S84°51'26"E
L31	34.52	N86°44'30"E
L32	15.24	S31°12'40"E
L33	14.55	S01°16'21"W
L34	21.17	S52°11'05"W
L35	20.68	N88°10'10"W
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CERTIFIED SURVEY MAP No. _____

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BA(en)2-Acres, LLC, acting through its sole Member, Mike Baenen, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map. It also certifies that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1.) City of Pewaukee

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20__.

Mike Baenen, Member
BA(en)2- Acres, LLC

State of Wisconsin)
Waukesha County)

Personally came before me this _____ day of _____, 20__, and the above named BA(en)2-Acres, LLC, Mike Baenen, Member, to me known to be the same person whom executed the foregoing instrument and acknowledged the same.

(Notary Seal)
Notary Public, _____ , Wisconsin.

My commission expires, _____ .

CERTIFIED SURVEY MAP No. _____

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Pewaukee this _____ day of _____, 20__.

Steve Bierce - Chairperson

Colleen Brown - Secretary

COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Pewaukee on this _____ day
of _____, 20__.

Steve Bierce - Mayor

Kelly Tarczewski- Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: February 7, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for the Property Located at N8 W27947 Northview Road (PWC 0982-997) for the Purpose of Creating Four Lots for a Single-Family Home Development as Requested by Michael Baenen / Ba(en)2 Acres [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

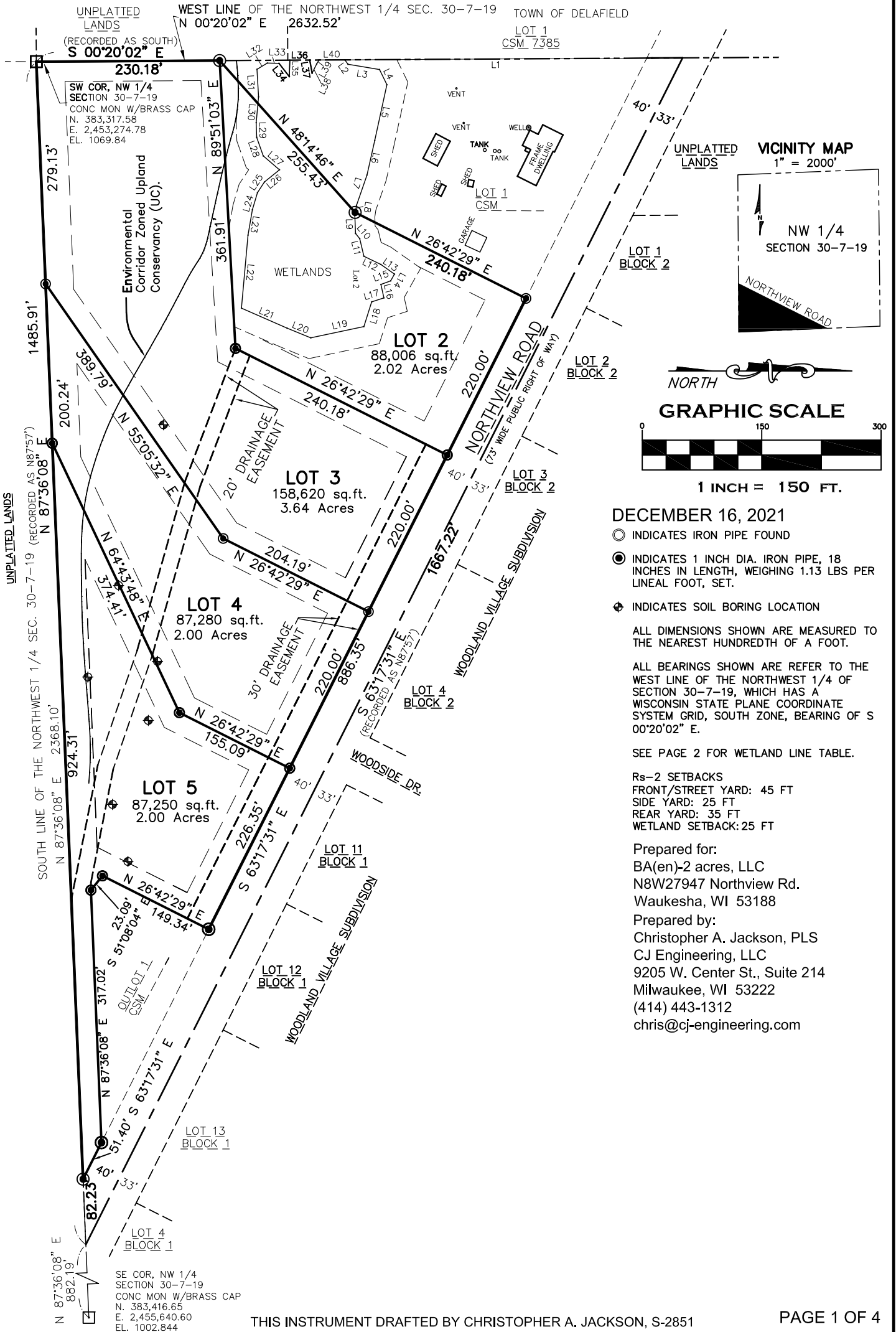
Description

Baenen CSM 2

JJH3 Group Letter

CERTIFIED SURVEY MAP No.

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Christopher A. Jackson, Professional Wisconsin Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Lot 2 of the Certified Survey Map No. _____, being a part of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin .

Said Lands containing: 420,972 square feet of land or 9.664 acres.

That I have made such survey, land division by the direction of BA(en)2-Acres, LLC, Mike Baenen, Member, Owner of said land.

That such map is a true representation of all of the boundaries of the land surveyed and divided.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land division ordinance of the City of Pewaukee, in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20____.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

NOTES:

- Wetland delineation performed by Dave Meyer, Wetland and Waterway Consulting, LLC on October 04, 2021.
- Environmental Zoned Upland Conservancy (UC) traced from Waukesha County GIS mapping.

WETLAND LINE TABLE		
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L5	71.61	N77°41'40"W
L6	44.61	N77°20'33"W
L7	40.07	N70°52'25"W
L8	13.31	N81°05'17"W
L9	22.27	S87°54'10"W
L10	8.42	S50°52'40"W
L11	22.70	S76°45'11"W
L12	23.63	S25°49'39"W
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CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BA(en)2-Acres, LLC, acting through its sole Member, Mike Baenen, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map. It also certifies that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1.) City of Pewaukee

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20__.

Mike Baenen, Member
BA(en)2- Acres, LLC

State of Wisconsin)
Waukesha County)

Personally came before me this _____ day of _____, 20__, and the above named BA(en)2-Acres, LLC, Mike Baenen, Member, to me known to be the same person whom executed the foregoing instrument and acknowledged the same.

(Notary Seal)
Notary Public, _____ , Wisconsin.

My commission expires, _____ .

CERTIFIED SURVEY MAP No. _____

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Pewaukee this _____ day of _____, 20__.

Steve Bierce - Chairperson

Colleen Brown - Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Pewaukee on this _____ day of _____, 20__.

Steve Bierce - Mayor

Kelly Tarczewski- Clerk



Real Estate Development, Design
and Construction Consulting

February 1, 2022

Alderperson Colleen Brown
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: **February 7 Common Council vote on rezoning and certified survey maps
BA(EN)2 ACRES Property, N8 W27947 Northview Road**

Ald. Brown:

I'd like to follow up with you personally regarding the concerns you've expressed about Mr. Baenen's rezoning and land division. Your concerns are certainly reasonable, but I do believe that our proposed plan is sound and actually does address every one of them. As I've said, I wouldn't present it if I didn't believe in it – and our approval at the January 20th Plan Commission meeting was a satisfying step.

However, we both know that one more important step remains next week, and your negative vote on the 20th tells me that I still have some work to do. To that end, I've put together a few exhibits that I hope will address your specific concerns, provide some additional background and ultimately alleviate any hesitancy you may still have in voting to approve Mr. Baenen's subdivision next Monday night.

Stormwater management and spot flooding

I sincerely empathize with Mr. and Mrs. Poling over their flooding issues, but my understanding is that the problem was created by public work downstream. As you know, Mr. Baenen's land was also flooded by that same work. He was able to temporarily alleviate most of it with drain tile, and we've designed the new pond to permanently fix his side of Northview. I hope the City can help the Polings with theirs.

As noted at the PC meeting, City Staff completed their initial review of our fully-engineered stormwater management plan, approved the overall concept and returned with only minor comments and questions. Our engineers addressed those comments in revised documents – submitted along with updated soil and perc test results – and we expect the Staff's final approval in the coming weeks.

Property lines, acreage and frontage

Mr. Baenen's land is an odd shape, but then again virtually every property in the area is an odd shape. Our initial subdivision plan actually did propose lot lines running straight through and perpendicular to Northview Road – requesting Rs-3 zoning, and creating lots of varying acreages in shapes like you've requested – but that plan was rejected by City Staff. Because public sewer and water utilities stop a few hundred feet to our east, we're stuck with Rs-2 zoning and thus a minimum lot size of 2.0 acres and a minimum frontage "at the building setback" of 220 feet.

Given the two options, City Staff prefers bending our lot lines over issuing a zoning variance – a preference with which, in my experience and in their defense, most municipalities in the area would agree. From that starting point, we worked together to find a layout that would meet the letter of the zoning law but also make practical and functional sense for the future homeowners. The Staff certainly shares your desire to avoid future conflict and confusion, and Staff's recommendation for PC approval says that they believe our plan adequately does so given the unique circumstances and constraints.

Street view / street presence

As you can see in the attached exhibit, the lineup of houses on the south side of Northview Road will look virtually identical to that on the north side. If anything, our proposed houses will be further spaced out than those across the street – which wouldn't be Mr. Baenen's preference, but is again not his choice given the Rs-2 zoning and 220-foot minimum lot frontage noted above.

Buildable area

I've also juxtaposed the buildable area and front/side yards of the smallest of our proposed lots – Lot 2, which you've expressed the most concern about – over several representative properties in the greater vicinity. Even that lot is larger, and has more buildable area, than almost every other lot in the area.

To further address your specific concern, I know it's sometimes useful for my own understanding of an issue to compare new shapes/sizes/layouts to things that I'm familiar with... So the last attached exhibit superimposes that same setback and buildable area shape over your own property and that of your neighbor across Woodside Drive. I think Lot 2 compares more favorably than you would expect it to, even considering your concerns about the future septic system's location and distance from the house.

I sincerely appreciate your time and consideration, and hope this letter addresses any reservations you may still have. I truly believe this development will be a benefit to the City, and Mr. Baenen is looking forward to the Common Council's approval next Monday so he can finally take his next steps forward.

Please don't hesitate to reach out to me (414-333-3430 or jhook@jjh3group.com) if you would like to further discuss any of this. I'd also be happy to meet in person if you would like to do so. Thanks again.

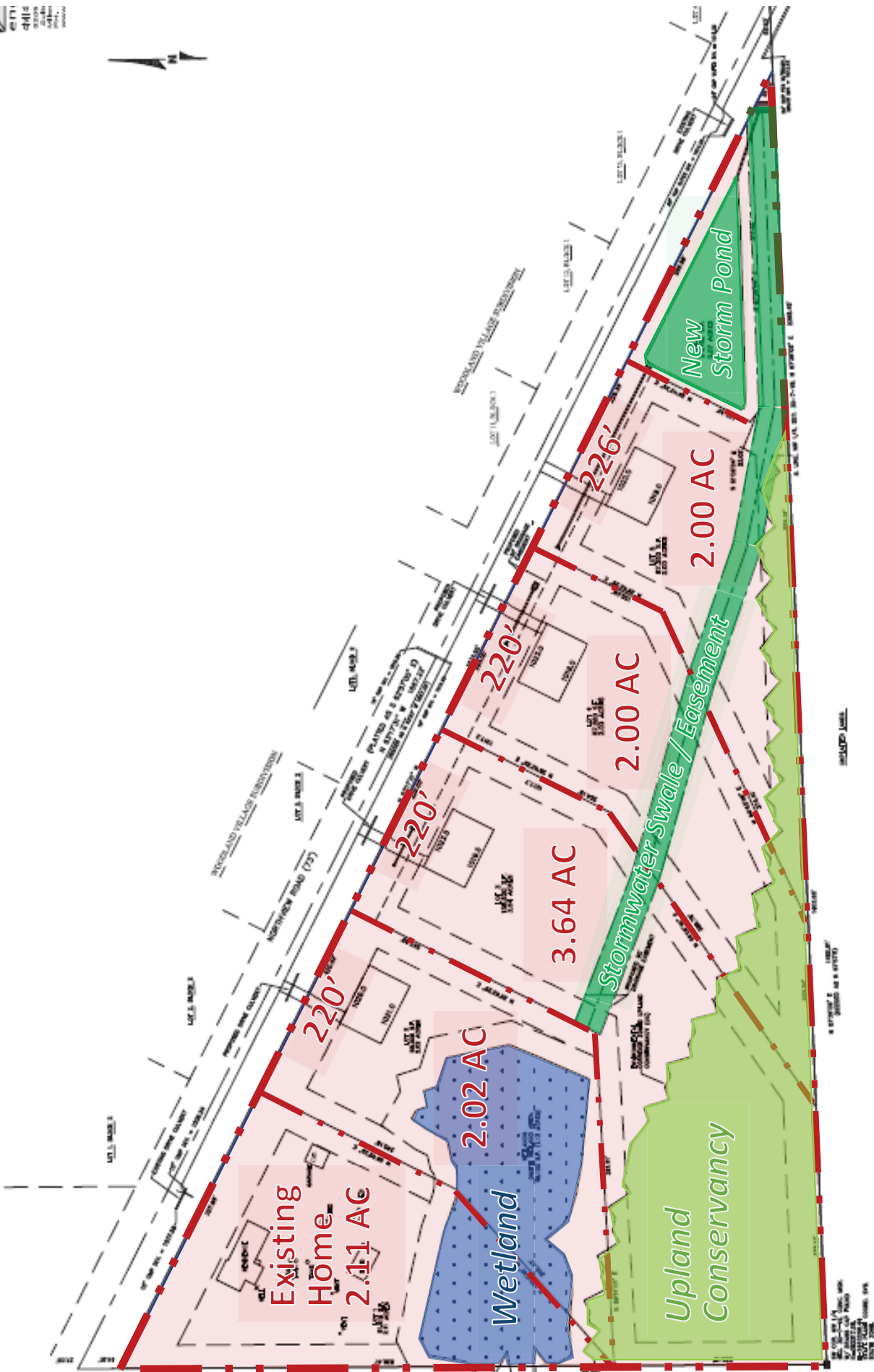
Sincerely,



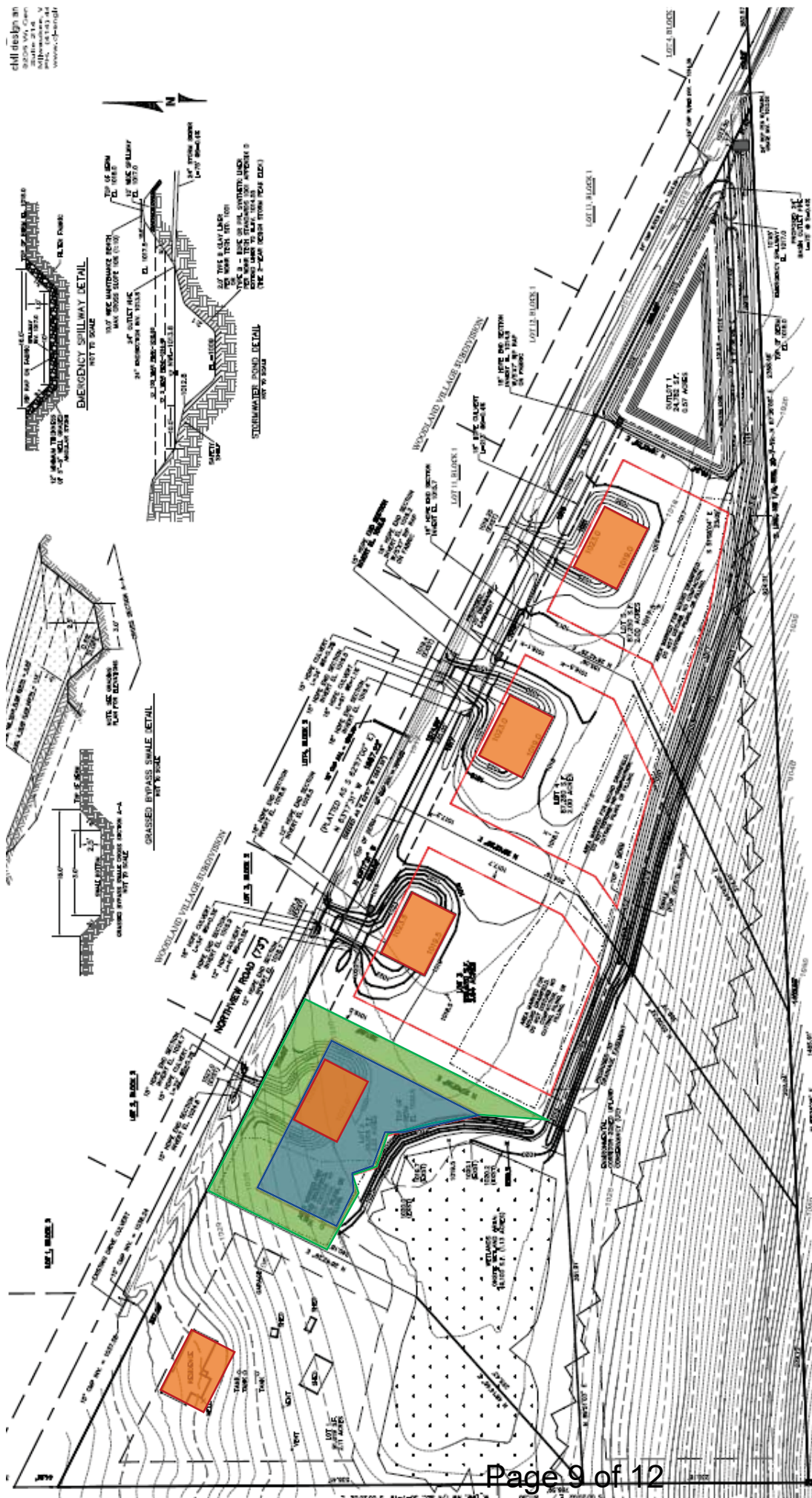
Jeffrey J. Hook, Principal
JJH3group

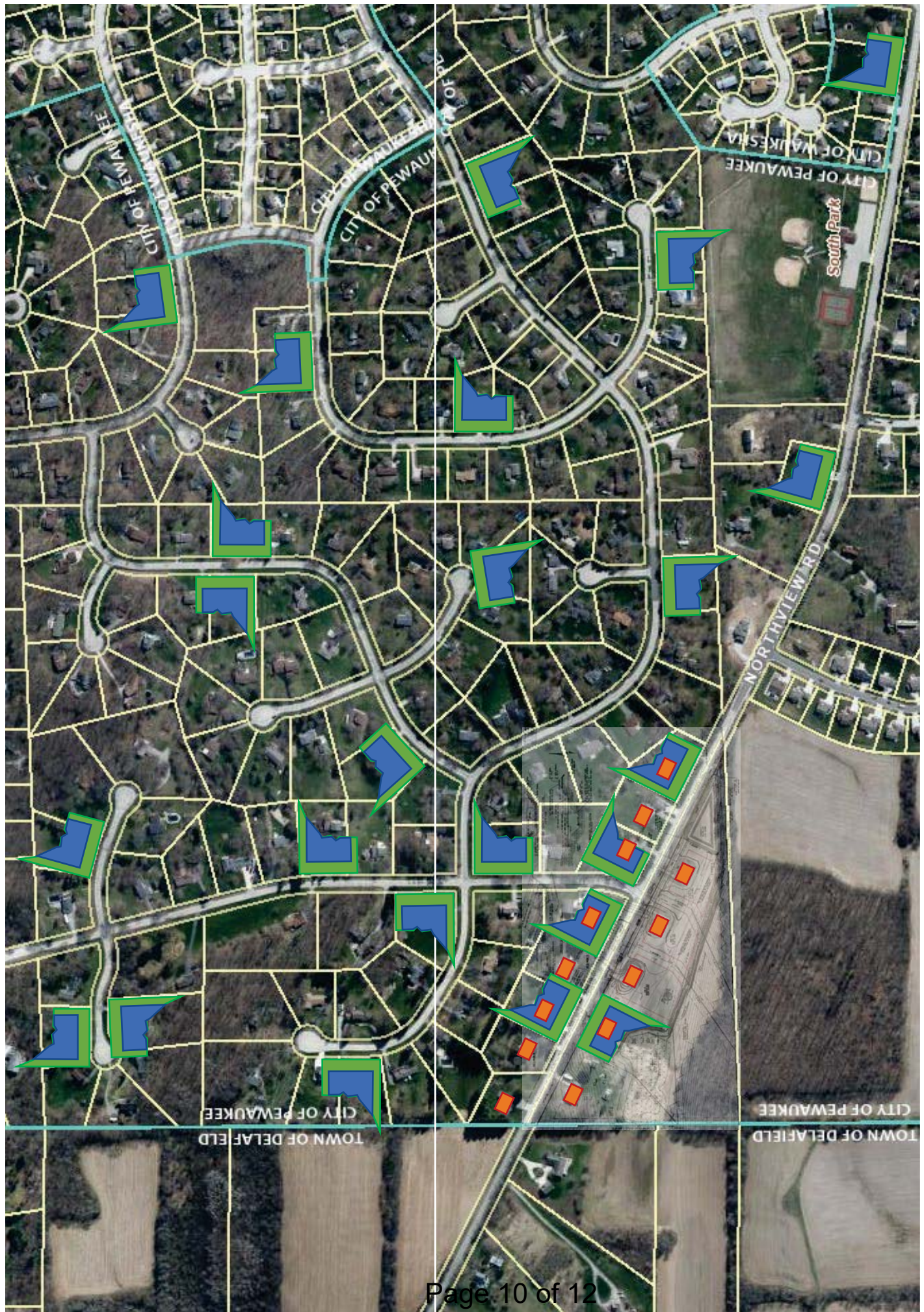
cc: Mike Baenen, BA(EN)2 ACRES LLC
Chris Jackson, CJ Engineering Inc.
Patrick Shay, CJ Engineering Inc.
Nick Fuchs, City of Pewaukee
Mayor Steve Bierce (*via N. Fuchs*)
Alderman Ray Grosch (*via N. Fuchs*)

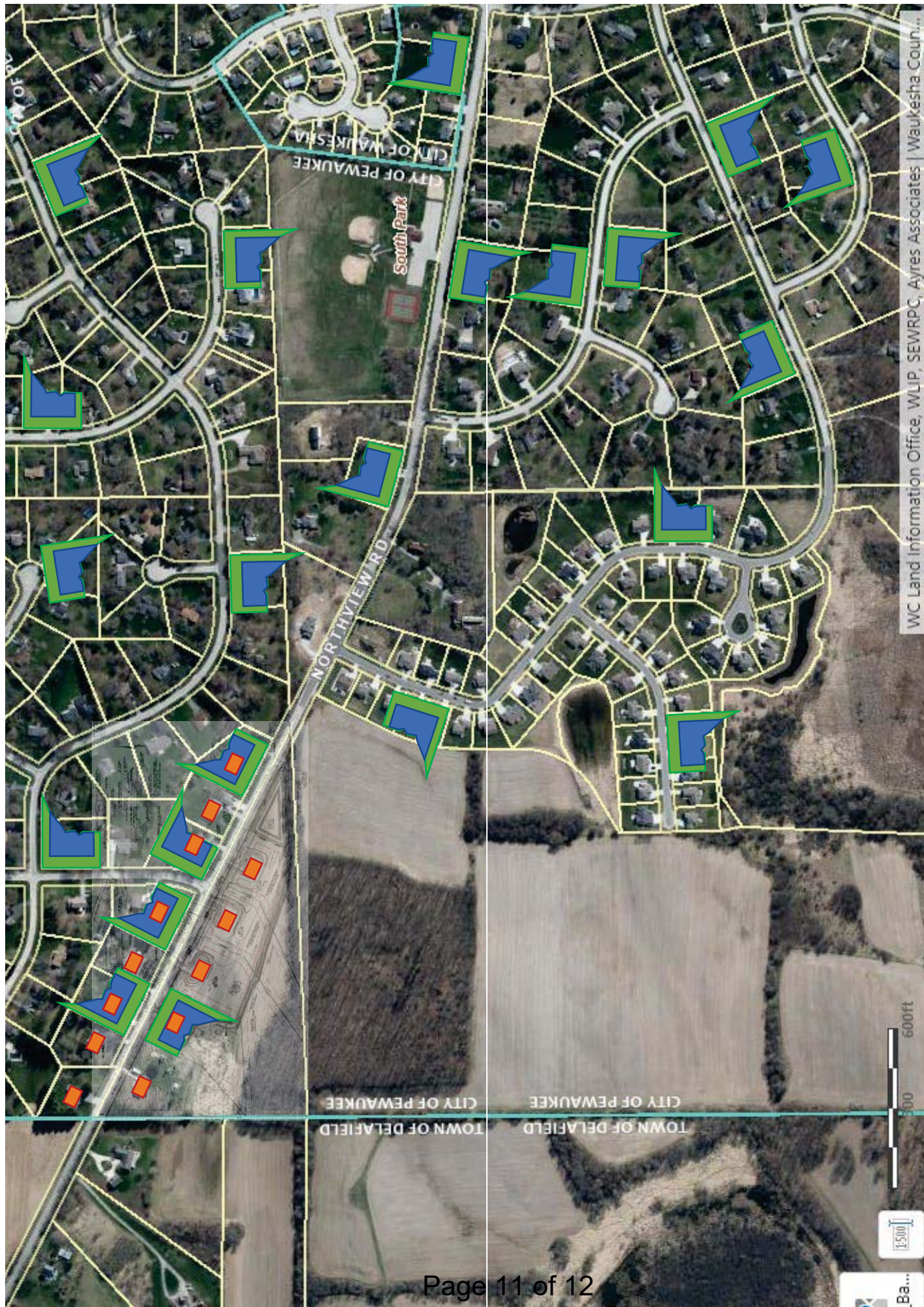
Alderman Phil Vetterkind (*via N. Fuchs*)
Alderman Ian Clark (*via N. Fuchs*)
Alderman Jerry Wamser (*via N. Fuchs*)
Alderman Brian Dziwulski (*via N. Fuchs*)



SITE PLAN









**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: February 7, 2022

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Establish the 2022 Residential Paving Assessment Cap at \$3,005.00 Per Parcel / Home [Wagner]

BACKGROUND:

The City has a long standing policy to recover the costs to pave streets through special assessments to the properties that abut the street paving. The City also has a policy of limiting the maximum amount of the special assessment for residential properties; non-residential properties are required to pay the full share of the special assessment. Each year the residential paving assessment is adjusted for inflation based on a construction cost index published in the magazine American City and County. As such, it is necessary to adjust the cap according to our policy, and we would recommend the 2022 rate at \$3,005.00, calculated as follows:

2007 rate \$1,865 (3.6% increase)
2008 rate \$1,906 (2.2% increase)
2009 rate \$2,026 (6.3% increase)
2010 rate \$2,014 (0.6% decrease)
2011 rate \$2,099 (4.2% increase)
2012 rate \$2,175 (3.6% increase)
2013 rate \$2,225 (2.3% increase)
2014 rate \$2,284 (2.64% increase)
2015 rate \$2,349 (2.86% increase)
2016 rate \$2,387 (1.6% increase)
2017 rate \$2,481 (3.922% increase)
2018 rate \$2,562 (3.254% increase)
2019 rate \$2,639 (2.998% increase)
2020 rate \$2,684 (1.69% increase)
2021 rate \$2,756 (2.67% increase)
2022 rate \$3,005 (9.03% increase)

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council establish the 2022 residential paving assessment cap at \$3,005.00 per parcel/home, an increase of 9.03%.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: February 7, 2022

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding the Meadowbrook Farms Phase 2 Subdivision Road Rehabilitation and Related Improvements [Wagner]

BACKGROUND:

Meadowbrook Farms Phase 2 roads are in need of rehabilitation with some minor storm drainage repairs. See the attached map for Phase 2. This is the second of 4 phases of road rehabilitations which will generally from north to south starting in Meadowbrook Farms and ending in Spice Creek.

It is anticipated that the City will need to borrow for the project. The Comfort Resolution allows for expenditures to be reimbursed by a future borrowing

FINANCIAL IMPACT:

The 2022 Budget included \$400,000 for road rehabilitation.

RECOMMENDED MOTION:

Common Council approve the Preliminary Resolution and Comfort Resolution for the Meadowbrook Farms Phase 2 Subdivision Road Rehabilitation and related improvements.

ATTACHMENTS:

Description

Project Map - Phase 2

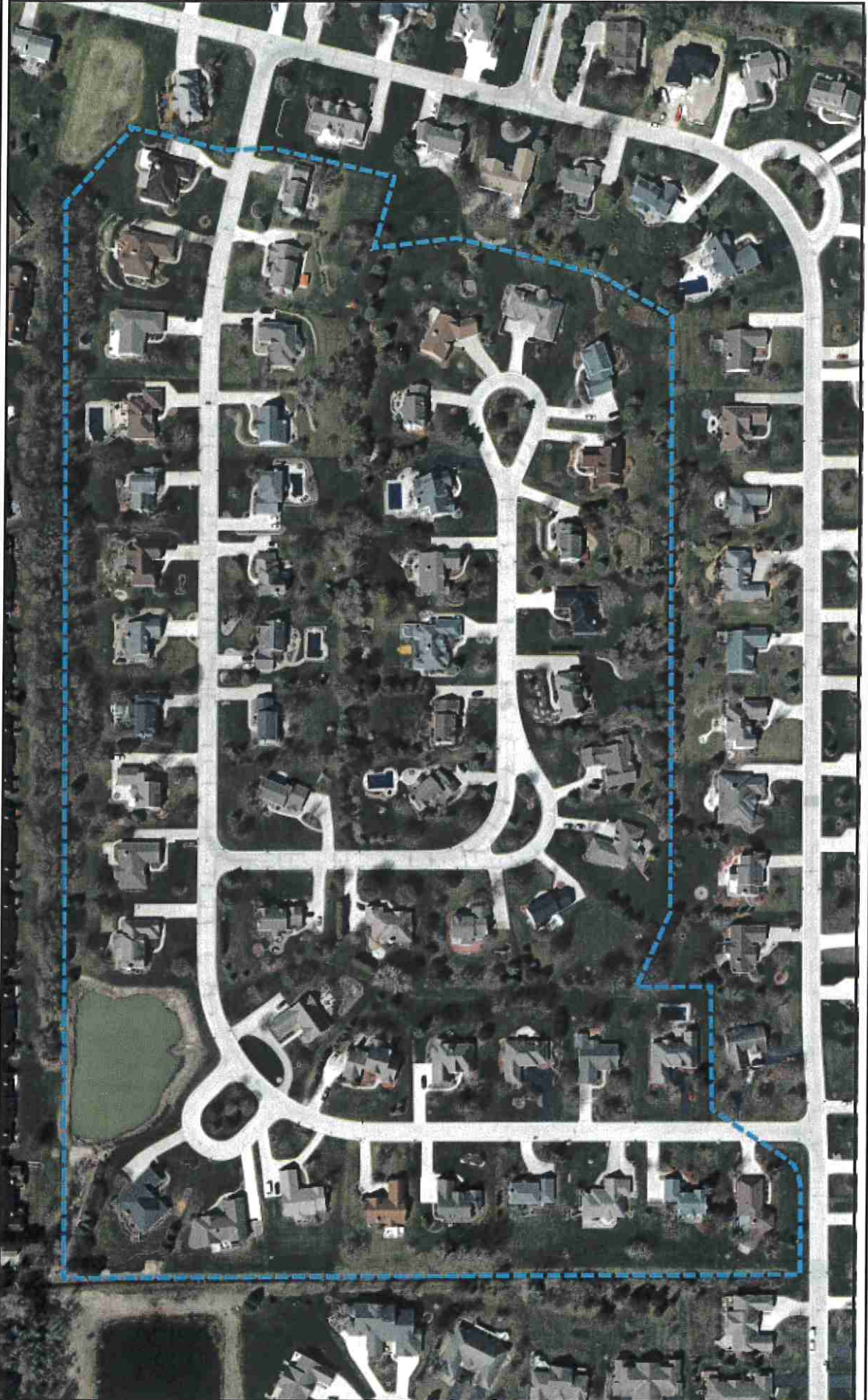
Resolution 22.02.01

Resolution 22.02.02



LAND INFORMATION SYSTEMS DIVISION

Meadowbrook Farms Phase 2 Assessment Boundary



0

200.66 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that, if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 2/2/2022



RESOLUTION 22-02-01
PRELIMINARY RESOLUTION
DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS
AUTHORIZING THE CONSTRUCTION OF MEADOWBROOK FARMS PHASE 2
SUBDIVISION REPAVING AND RELATED FACILITIES
UNDER SECTION 66.0703, WISCONSIN STATUTES

WHEREAS, The Common Council of the City of Pewaukee has determined that the pavement within the Meadowbrook Farms Phase 2 Subdivision Area are in need of reconditioning; and

WHEREAS, The Common Council of the City of Pewaukee has determined that all property owners abutting the Meadowbrook Farms Phase 2 Subdivision Area Roads should share in the cost of such improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED: That the Common Council of the City of Pewaukee determines that it is in the best interest of the City and in the exercise of its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments upon the following described property for special benefits conferred upon such properties by the improvements of the pavement reconditioning:

Cattail Court, from Sawgrass Lane westerly to its termini, approximately 1,100 feet,
Sawgrass Court, from Sawgrass Lane to Sawgrass Lane, approximately 250 feet,
Sawgrass Lane, from Shooting Star Road to Shooting Star Road, approximately 2,390 feet and;

Before such improvements are made, the City Engineer is directed to prepare a report consisting of:

- a. Preliminary plans and specifications for said improvements.
- b. An estimate of the entire cost of the proposed reconstruction improvements.
- c. A schedule of the proposed assessment against each affected parcel and a statement that all property is benefited.
- d. The formula for assessing.

The exact amount of the assessment and the method of permitted payments will be determined at the public hearing, prior to the Final Resolution.

Upon receiving the report of the City Engineer, the Clerk shall publish a Class I notice to be given stating the nature of the proposed work, the general boundary lines of the proposed assessment district, a small map and the place and time at which the report can be inspected and the time of the public hearing for interested parties to appear and comment. The Clerk shall also mail the notices to the post-office address of every interested party at least 10 days before the hearing. The public hearing shall be held at the City Hall, W240N3065 Pewaukee Road not less than 10 and not more than 40 days after such publication.

SEVERABILITY

The several sections of this Resolution shall be declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Resolution.

ADOPTED THIS 7th Day of February, 2022.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly M. Tarczewski, Clerk/Treasurer

RESOLUTION 22-02-02

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES
MEADOWBROOK FARMS SUBDIVISION PHASE 2 REHABILITATION PROJECT**

WHEREAS, the City of Pewaukee, Waukesha county, Wisconsin (the "City") owns and operates a roadway system, a water main system, a sanitary sewer system, and a drainage system (the "System") as a public entity; and

WHEREAS, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

WHEREAS; it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Meadowbrook Farms Subdivision Phase 2 Road Rehabilitation Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonable expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 7th day of February, 2022.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: February 7, 2022

DEPARTMENT: PW - Water/Sewer

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding the Town of Lisbon Water Service request [Wagner]

BACKGROUND:

The Town of Lisbon has requested if the City of Pewaukee Water Utility would be willing to serve a portion of the Town of Lisbon. Attached you will find the correspondences and areas they are requesting service be provided. Prior to moving forward with any analysis for water service capability, Staff needs input as to whether the City would allow or wants to provide service beyond its borders.

Our current water system to this area of the City is a long dead end water main. The Utility is working to loop this main in the next 2-3 years to Lindsay Road and Swan Road. The Woodleaf Reserve Subdivision is looped from Lindsay Road and Weyer Road and an easement on Duplainville Road. See the attached system map for the area.

Extending water to Lisbon would result in a long dead end even after the looping we are already pursuing. We would require water studies be completed to determine if the City has the additional capacity, water pressure, and potential water quality issues. In addition, we would look to require some looping water mains for the area and potential well sites to assist in mitigating the long dead end. Staff feels that these studies should be funded fully by the requesting community therefore an agreement would be required for this.

Should the City decide to extend service beyond its boundaries, we will need to approve an intermunicipal agreement for the service and maintenance of the system.

The public works committee has recommended the studies be complete.

FINANCIAL IMPACT:

This has not yet been determined.

RECOMMENDED MOTION:

ATTACHMENTS:

Description

T. of Lisbon Service Request

Requested service area



TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

November 2, 2021

Re: Formal Request for Water

Dear Madeline Wagner,

Lisbon is looking for possible ways to deliver water service to properties located in the southeast portion of Lisbon. These are areas that Sussex is not able to service. Pewaukee is adjacent to the areas we would like served.

I am requesting Pewaukee water utility to review and consider providing water to Lisbon in areas 2, 4 and 5 of the attached map.

Thank you for taking the time to consider Lisbon's request. Please contact me by email or phone if you have any questions.

Regards,

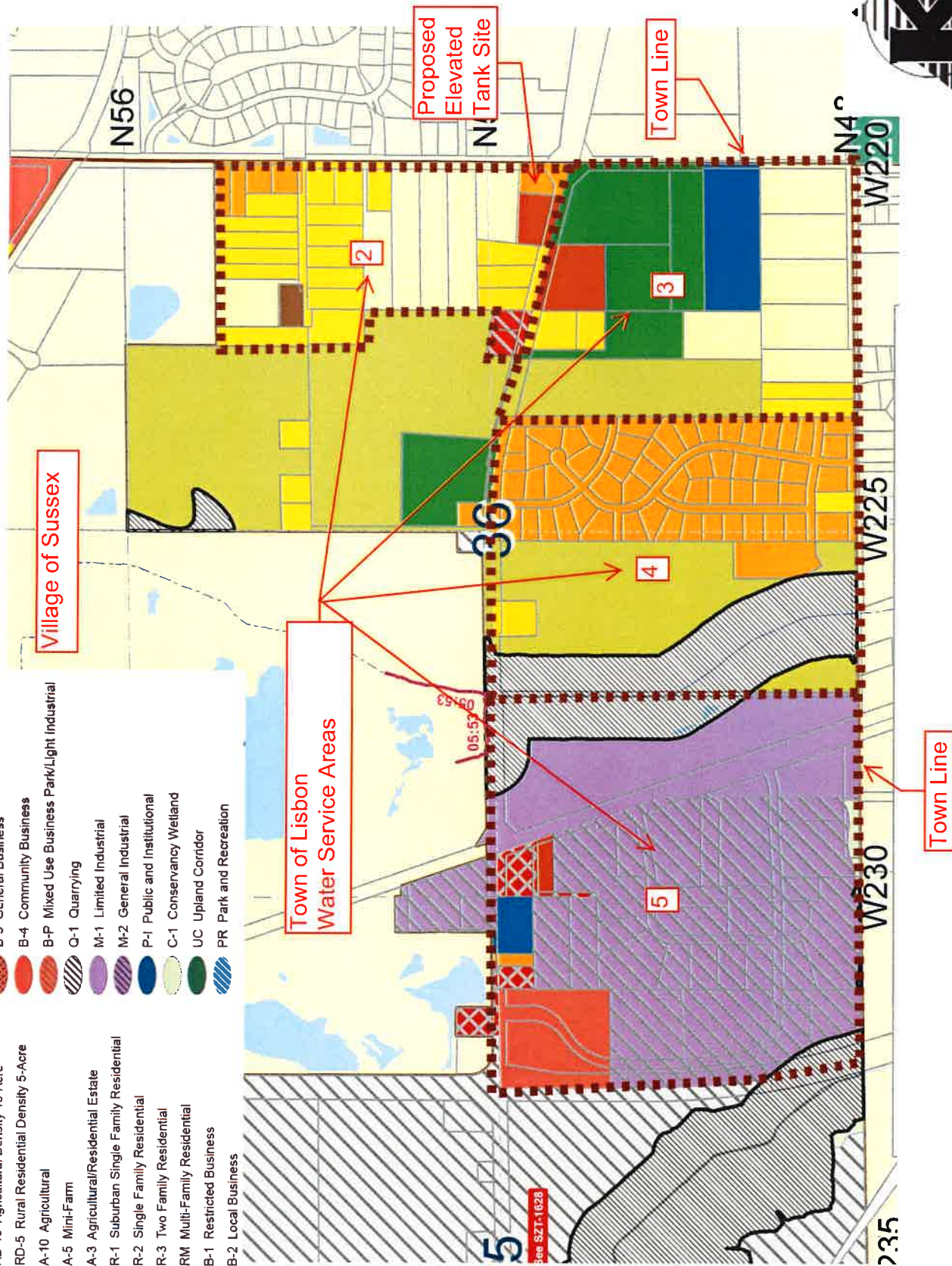
Kathy Nickolaus
Lisbon Administrator



Town of Lisbon - SE Water Service Areas
Shown on 2019 Town Zoning Map
10/29/2021

Zoning Districts

- | | |
|--|--|
| AD-10 Agricultural Density 10-Acre | B-3 General Business |
| RD-5 Rural Residential Density 5-Acre | B-4 Community Business |
| A-10 Agricultural | B-P Mixed Use Business Park/Light Industrial |
| A-5 Mini-Farm | Q-1 Quarrying |
| A-3 Agricultural/Residential Estate | M-1 Limited Industrial |
| R-1 Suburban Single Family Residential | M-2 General Industrial |
| R-2 Single Family Residential | P-1 Public and Institutional |
| R-3 Two Family Residential | C-1 Conservancy Wetland |
| RM Multi-Family Residential | UC Upland Corridor |
| B-1 Restricted Business | PR Park and Recreation |
| B-2 Local Business | |





Town of Lisbon, Waukesha Co
SE Water Service Area
Map Areas 2, 3, 4, and 5
10/29/2021 by Basil Orechwa PE

Estimated Water Service Demands

	Current Development Demand avg gpd	Future Development Total Demand avg gpd	Future Peak Day Total Demand Max gpd
Area 2	8,322	10,534	21,805
Area 3	2,422	17,116	35,430
Area 4	8,848	20,540	42,518
Area 5	45,100	70,125	145,159
5% Loss	3,235	5,916	12,246
Totals	67,927	124,231	257,158

Current Demand is based on present development and build out

Future Demand is based on present + estimated future development

Max Day has peaking factor below applied

Water loss is added to be compensated by additional pumping req'd

Basis for Water Demand Estimates

158 gal/day/connection Residential Water Demand

Used for Town of Lisbon Planning from PSC Summary Reports for vicinity

1100 gal/day/acre Commercial and Mixed Use Development

Used by SEWRPC for vicinity demand estimates

1100 gal/day/acre Light Industrial (non-wet Process)

50% Parcel utilization factor is applied for storage & yard areas

Metcalf & Eddy references 800-1500 gal/day/acre

5% of total demand Acceptable Pumped Water Loss

2.07 Max Day / Avg Day typical for vicinity waterworks

above estimating values used for 2021 Town of Lisbon Planning

for Rt 164 Corridor Sewer & Watermain Service Area Extensions

Map Area 2

63 Acres Total	3.4 Acres Non-Residential
29 Current Residential Services	
4582 gpd average current residential demand	
3740 gpd average current non-residential demand	
8322 gpd total average current water demand	
1.4 Acres Typ Future Lot Size (Current smaller low density lots)	
43 Potential total future services by division of parcels	
6794 gal/day average potential residential water demand	
3740 gal/day average non-residential water demand	
10534 gal/day Estimated Average Daily Future Water Demand	

Map Area 3

90 Acres Total	9.6 Acres Church Parcel
14 Current Residential Services	
2212 gpd average current residential demand	
210 gal/day average non-residential water demand (Church)	
2422 gpd total average current water demand	
0.75 Acres Typ Lot Size (using adjoining subdivision to west)	
107 Potential total future services by division of parcels	
16906 gal/day average potential residential water demand	
210 gal/day average non-residential water demand (Church)	
17116 gal/day Estimated Average Daily Future Water Demand	

Map Area 4

118 Acres Total	9.1 Acres Waterway Conservancy
56 Current Residential Services	
8848 gpd average current residential demand	
0.75 Acres Typ Lot Size (using currently subdivided lands)	
55.4 Acres currently undeveloped and zoned Ag, less conservancy	
74 Potential total future services by division of parcels	
11692 gal/day Potential Average Daily Future Water Demand	
20540 gal/day Estimated Average Daily Future Water Demand	

Map Area 5

158.9 Acres Total	Zoning is industrial w/ commercial parcel
50% Utilization of Industrial Parcels	
82.0 acres Currently Developed	
20.7 acres Stormwater Mgmt & Street R/W	
10.7 acres RR Right of Way	
45.5 acres Undeveloped	
45100 gpd current average water demand	
25025 gpd average remaining buildout water demand	
70125 gpd average full buildout water demand	



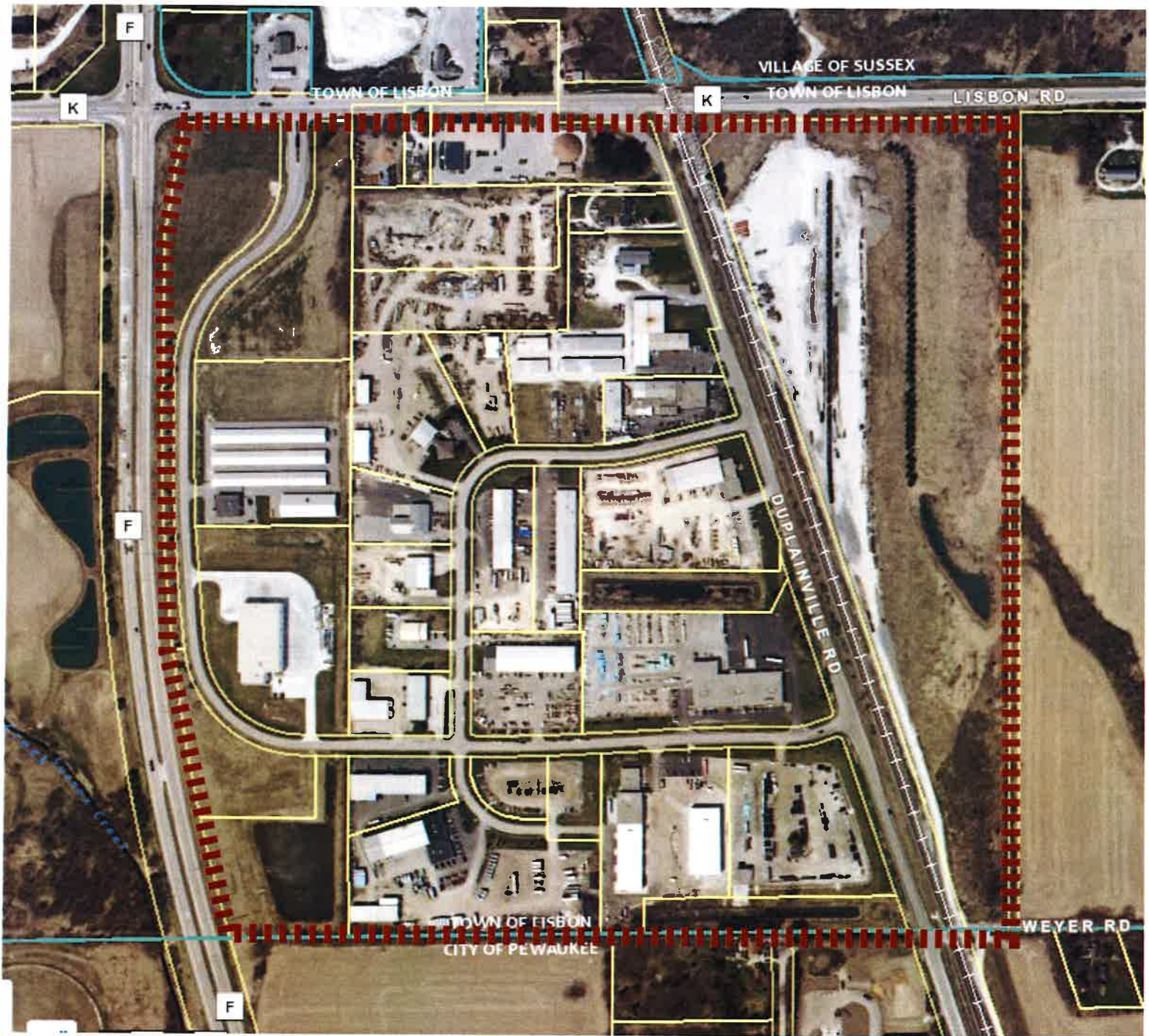
Town of Lisbon
SE Water Service
Area 2





Town of Lisbon
SE Water Service
Area 4





Town of Lisbon
SE Water Service
Area 5





Waukesha County GIS Map



Legend

- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels

0 1,653.32Feet

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Notes:

Printed: 8/31/2021



Wagner, Magdelene

From: Wagner, Magdelene
Sent: Wednesday, November 3, 2021 3:50 PM
To: Mueller, Jane; Klein, Scott
Subject: FW: Town of Lisbon - Possible Water Service
Attachments: Town of Lisbon_FormalWaterRequest.pdf; Well_WaterTower_Site Study.pdf

Categories: Blue Category

FYI

I will add this to the PWC meeting agenda for discussion.

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-0804

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From: Neitzel, Donald [mailto:dneitzel@geo-logic.com]

Sent: Wednesday, November 3, 2021 2:14 PM

To: Wagner, Magdelene <wagner@pewaukee.wi.us>

Subject: FW: Town of Lisbon - Possible Water Service

Good Afternoon Maggy,

As we discussed, please find attached a formal request (Town of Lisbon_FormalWaterRequest.pdf) from the Town of Lisbon for the City of Pewaukee to review and consider the possibility of providing water to the areas we discussed within the Town of Lisbon and as shown on the map that is attached to the letter from the Town of Lisbon. Also contained within that same pdf are the water calculations for each of the areas shown on that map, as you requested. The one thing I should mention is that I did question the Town Administrator why they were not considering Area 3 for possible water service and she stated that there is no real need for water in that area at this time or in the foreseeable future. Therefore they are just looking at Areas 2, 4, and 5 as shown on the map in that pdf. I know that we provided the current and project water usage for Area 3, but you can simply disregard that information.

I also attached the well and water tower information (Well_WaterTower_SiteReview.pdf) that we looked at for the Town of Lisbon earlier this year that is in this immediate area. As you will note this site is located at the northwest corner of CTH V and CTH K. When going through this information you will note that the numbering of areas on the large aerial photo in this pdf does not mesh up with the map provided in the Formal Request pdf. This study was done earlier this year and was looking at a number of different areas that the Town was interested in, which includes those shown in the map in the Formal Request pdf. So this is why the areas shown on the maps in each of the pdf's are not shown and

number the same. When reviewing and considering the Town's request for water service, please refer to the map in the Formal Request pdf as this corresponds to the areas that are referred to in Kathy Nickolaus' s letter.

Maggy, should you or the City have any questions or need additional information please feel free to give me a call at any time.

Thanks,

Don Neitzel

General Manager

Kunkel Engineering Group

a Geo-Logic Company

107 Parallel Street

Beaver Dam, WI 53916

Office: (920)356-9447 | Direct: (920)210-6335

dneitzel@kunkelengineering.com or dneitzel@geo-logic.com



www.kunkelengineering.com | www.geo-logic.com

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From: Neitzel, Donald

Sent: Thursday, October 28, 2021 12:10 PM

To: wagner@pewaukee.wi.us

Subject: Town of Lisbon - Possible Water Service

Good Morning Mrs. Wagner,

I'm reaching out to you on behalf of the Town of Lisbon regarding possible water service to a few areas within the Town. These areas are shown on the attached map which was given to me by the Town. The areas they would be most interested in are shown on the map as Area 2 (NW corner of Hwy V & Hwy K), Area 4 (shown between Hwy K and Weyer Rd), and Area 5 (shown between Hwy K, Weyer Rd, and Hwy F). I will try giving you a call later this afternoon to review and discuss if there would be any interest from the City of Pewaukee in possibly providing water service to these areas within the Town of Lisbon. Otherwise if you'd like to contact me, my contact information is listed below. Thank you and I look forward to speaking with you.

Thanks,

Don Neitzel

General Manager

Kunkel Engineering Group

a Geo-Logic Company

107 Parallel Street

Beaver Dam, WI 53916

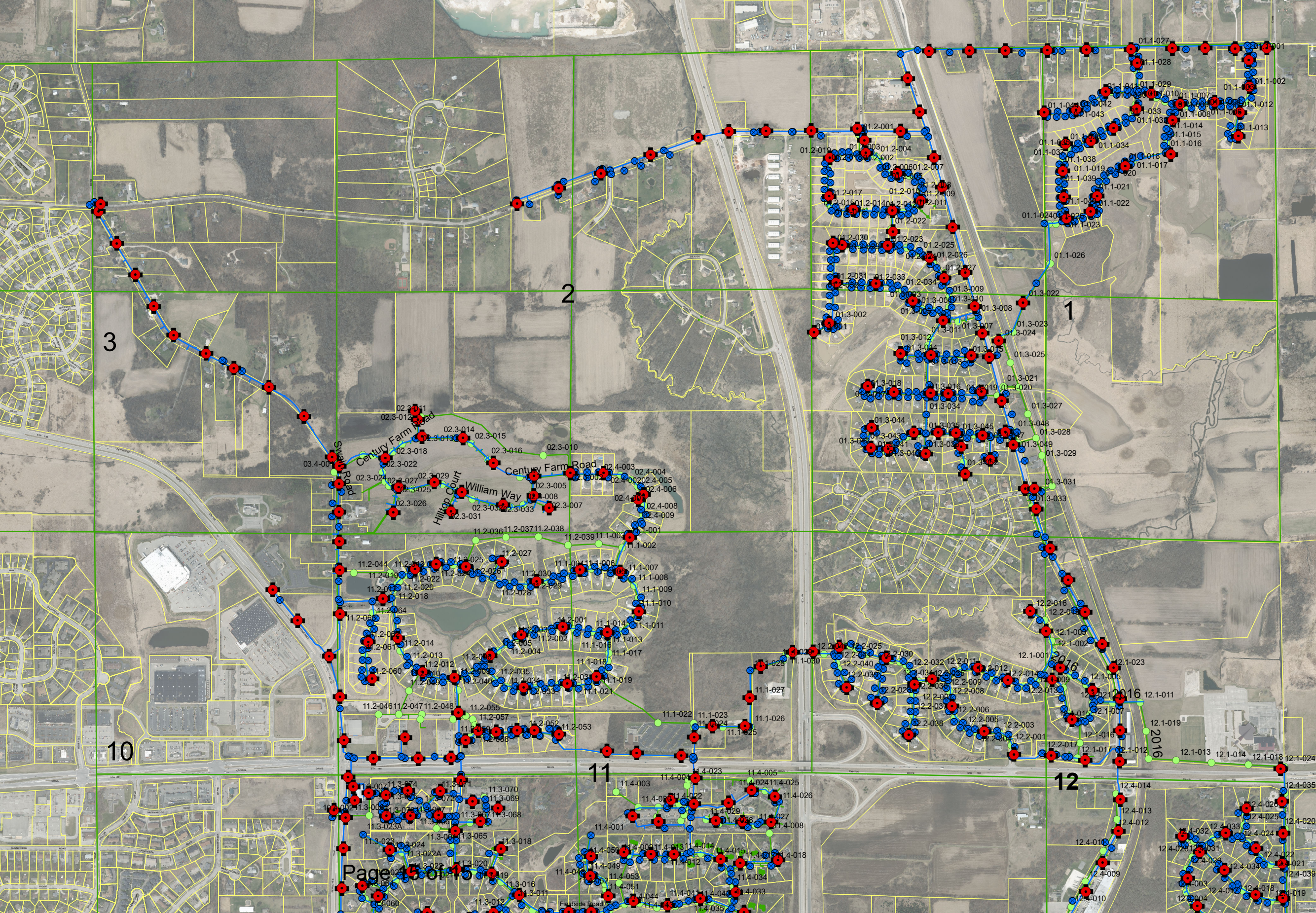
Office: (920)356-9447 | Direct: (920)210-6335



dneitzel@kunkelengineering.com or dneitzel@geo-logic.com

www.kunkelengineering.com | www.geo-logic.com

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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.**

DATE: February 7, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Issue a Temporary Wine Permit to Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road to Hold a Pot Luck Dinner with Wine & Chocolate Pairing on Saturday, February 12, 2022 [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: